



# COUNTY OF BECKER

## *Planning and Zoning*

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314 ~ Fax: 218-846-7266

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### PLANNING COMMISSION NOTICE OF PUBLIC HEARING

**\*\*HEARING DATE AND LOCATION\*\***

September 13, 2016 @7:00 PM

**3<sup>rd</sup> Floor Jury Assembly Room New Addition-Becker County Courthouse**  
Detroit Lakes, MN. 56501

**APPLICANT:**

Kai W. Herbranson and Joan Barnes trust  
20108 S. Twin Drive  
Frazee, MN 56544

Project Location: S Twin Dr

**APPLICATION AND DESCRIPTION OF PROJECT:**

Request a Certificate of Survey for one tract (Tract D) consisting of 14.6 acres with 9.7 useable acres with a remainder of 77.2 acres in an agricultural zone.

**LEGAL LAND DESCRIPTION:** 150149000      Height of Land Township      South Twin Lake  
GOVT LOT 1 LESS 24.60 AC FOR 150-153 & PT 002-004; GOVT LOT 4 LESS 3.90 AC FOR PT 002 &  
003; GOVT LOT 5 LESS 5.10 AC FOR 001; NE1/4 NE1/4 LESS .50 AC FOR PT 003 REF: 7.50 AC  
NEW 15.0149.004 IN 2013, Section 13, TWP 139, Range 39

REFER TO BECKER COUNTY ZONING ORDINANCE

**Replies/Comments:** Interested parties are invited to submit to the Becker County Department of Planning, Zoning, and Land Use, written facts, arguments or objectives before the scheduled date of the Hearing. These statements should bear upon the suitability of the location and the adequacy of the Project and should suggest any appropriate changes believed to be desirable. Replies may be addressed to:

**PLANNING AND ZONING DEPARTMENT**

915 Lake Avenue  
Detroit Lakes, MN. 56501

**FAX Number: 218-846-7266**  
**email: [zoning@co.becker.mn.us](mailto:zoning@co.becker.mn.us)**

If you have questions about the Project, feel free to call 218-846-7314.

**Jurisdiction:** This Project comes under the Regulatory Jurisdiction of the Becker County Zoning Laws.

**Regulatory Authority:** This Application will be reviewed according to the provisions of the Becker County Zoning Ordinance.

The decision whether to issue a Permit will be based on an evaluation of the probable impact including cumulative impacts, of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors which may be relevant to the proposal will be considered including the cumulative effects: Land Use, Shoreline Protection, Water Supply and Conservation, Safety, Economics, in General, the Needs and Welfare of the People.

**\*\* Weather conditions may change the Hearing date and time. If bad weather occurs, please listen to the local Detroit Lakes Radio Stations or contact the Zoning Office, by 4:30 pm, for possible rescheduling of the Hearing.**





Becker County, MN

410





SUBDIVISION / ZONE CHANGE  
**BECKER COUNTY**  
**PLANNING & ZONING**

915 LAKE AVENUE, DETROIT LAKES, MN 56501  
PHONE (218) 846-7314 - FAX (218) 846-7266

PARCEL	
APP	ZONE / SURVEY
YEAR	
SCANNED	

Application for: \_\_\_\_\_ Zone Change \_\_\_\_\_ ☒ Certificate of Survey \_\_\_\_\_ Preliminary Plat  
(Complete Section 1) (Complete Section 2) (Complete Section 3)

Applicant's Name: KAI HERBRANSON & JOAN BARNES TRUST

Applicant's Address: 20108 S Twin Dr, Frazer MN 56544

Telephone(s): 602-292-6573 Date of Application: 7/5/2016

Signature of Applicant: Joan C Barnes

Parcel ID Number: 15.0149.000 Project Address: \_\_\_\_\_

**Legal Description of Project:**

PART OF GOVT LOT 1, THAT PART OF GOVERNMENT LOT 5 AND PART OF N/E 1/4 of the NE 1/4 all in Sect 13 Township 139 N, Range 39 W.

**SECTION 1**

\*Zone Change For Existing Parcel Number \_\_\_\_\_  
Current Zoning \_\_\_\_\_ Requested Zoning \_\_\_\_\_

**SECTION 2**

\*Certificate Of Survey: Number of Lots 14.6 ACRES (TRACT D)  
1 + REMAINDER (77.2 ACRES)  
Shoreland (within 1000 ft of lake) ☒ Nonshoreland \_\_\_\_\_  
Current Zoning of property AGRICULTURAL  
Is a change of zone required? \_\_\_\_\_ yes ☒ no  
If yes, change from \_\_\_\_\_ Zone to \_\_\_\_\_ Zone.  
Total acreage of parcel to be subdivided 91.8 ACRES  
\*\*Include a copy of the purchase agreement if applicant is not the owner of the property.

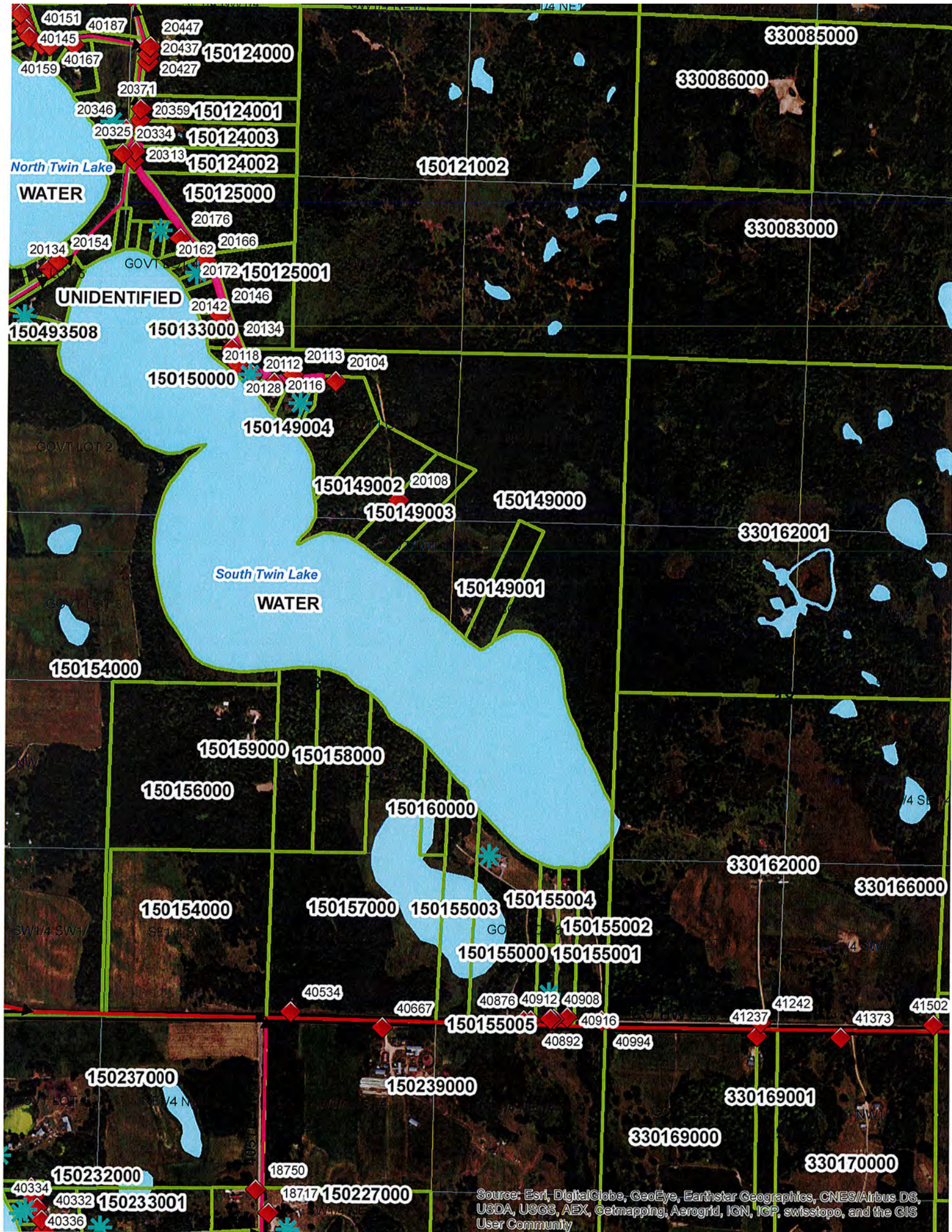
**SECTION 3**

\*For Preliminary Plat:  
Number of Lots \_\_\_\_\_  
Name of Subdivision \_\_\_\_\_  
Name of Proposed Roads \_\_\_\_\_  
Shoreland (within 1000 ft of lake) \_\_\_\_\_ Non-shoreland \_\_\_\_\_  
Current Zoning of property \_\_\_\_\_  
Is a change of zone required? \_\_\_\_\_ yes \_\_\_\_\_ no  
If yes, change from \_\_\_\_\_ Zone to \_\_\_\_\_ Zone.  
Total acreage of parcel to be subdivided \_\_\_\_\_  
\*\*Include a copy of the purchase agreement if applicant is not the property owner.

Date Received \_\_\_\_\_ Date Accepted 7/18/16 Authorized Signature Julene Halgerson  
Application Fee \_\_\_\_\_ Notice Fee \_\_\_\_\_ Recording Fee \_\_\_\_\_  
Date Paid \_\_\_\_\_ Receipt Number \_\_\_\_\_



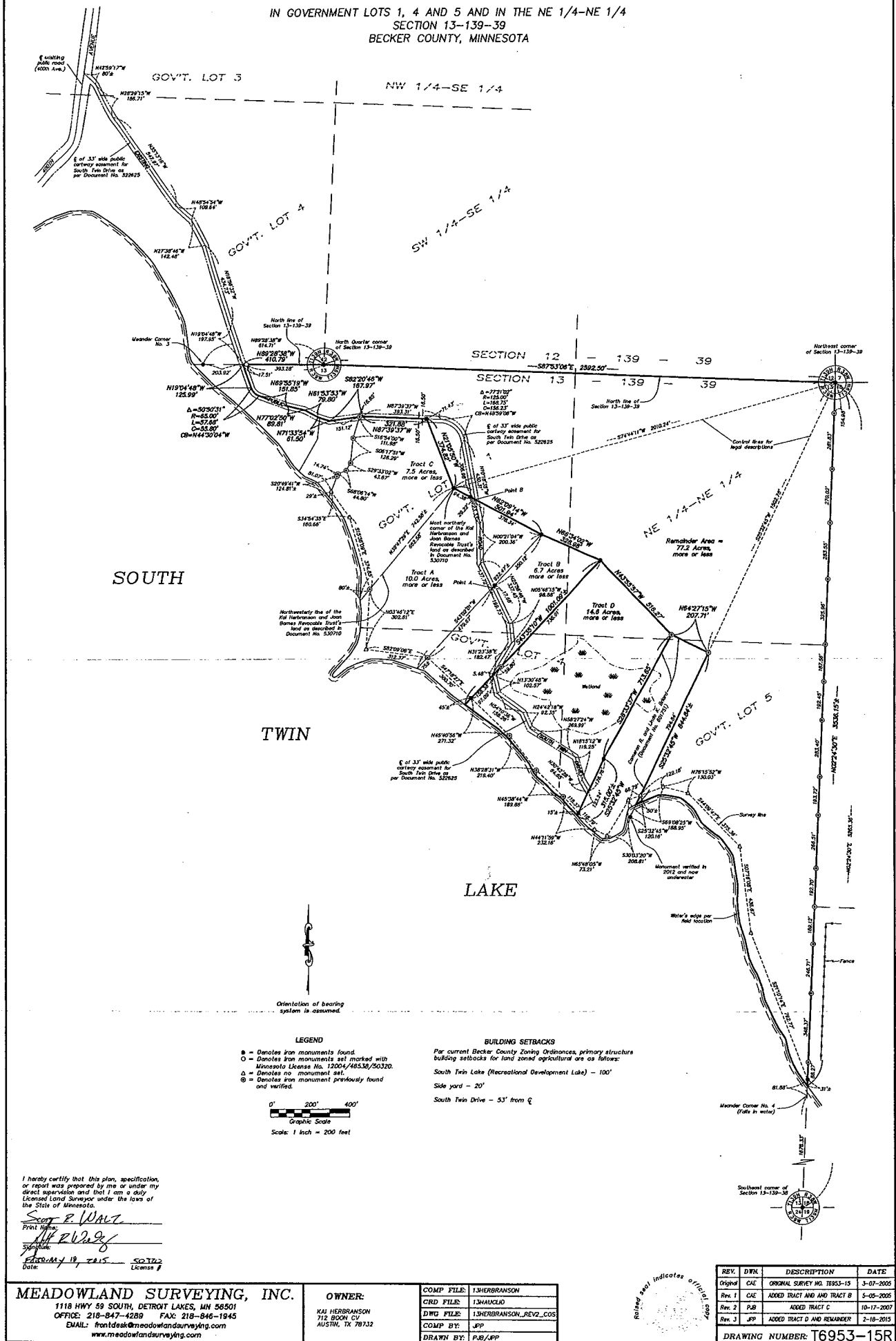






# CERTIFICATE OF SURVEY

IN GOVERNMENT LOTS 1, 4 AND 5 AND IN THE NE 1/4-NE 1/4  
SECTION 13-139-39  
BECKER COUNTY, MINNESOTA



**MEADOWLAND SURVEYING, INC.**  
1118 HWY 59 SOUTH, DETROIT LAKES, MN 56501  
OFFICE: 218-847-4289 FAX: 218-846-1945  
EMAIL: frontdesk@meadowlandsurveying.com  
www.meadowlandsurveying.com

**OWNER:**  
KAI HERBRANSON  
712 BROWN CT  
AUSTIN, TX 78732

REV.	BY	DESCRIPTION	DATE
Original	CAE	ORIGINAL SURVEY NO. T6953-15	3-07-2005
Rev. 1	CAE	ADDED TRACT AND TRACT B	5-05-2005
Rev. 2	PJB	ADDED TRACT C	10-17-2007
Rev. 3	JPP	ADDED TRACT D AND REMAINDER	2-18-2015

**DRAWING NUMBER: T6953-15R**



The wetland and road easement on Tract D of the Herbranson survey comprise a total of 4.9 acres. So 9.7 acres usable on Tract D.



# MEADOWLAND SURVEYING INC.

1118 Hwy 59 South, Detroit Lakes, Minnesota 56501  
(office) 218-847-4289 (fax) 218-846-1945  
[www.meadowlandsurveying.com](http://www.meadowlandsurveying.com)

## **Kai Herbranson – Tract D, 14.6 acres, more or less, on South Twin Lake**

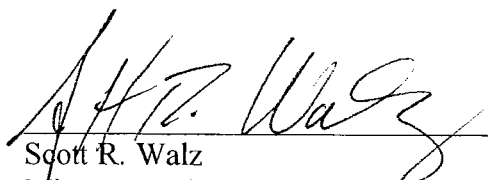
### Land description:

That part of Government Lot 1, that part of Government Lot 4, that part of Government Lot 5, and that part of the Northeast Quarter of the Northeast Quarter, all in Section 13, Township 139 North, Range 39 West of the Fifth Principal Meridian in Becker County, Minnesota, described as follows:

Commencing at an iron monument which designates the north quarter corner of said Section 13; thence South 87 degrees 53 minutes 06 seconds East 2592.50 feet on an assumed bearing along the north line of said Section 13 an iron monument at the northeast corner of said Section 13; thence South 25 degrees 32 minutes 45 seconds West 1502.78 feet to an iron monument; thence North 64 degrees 27 minutes 15 seconds West 207.71 feet to an iron monument; thence South 28 degrees 33 minutes 37 seconds West 713.65 feet to an iron monument, said point is the point of beginning; thence North 28 degrees 33 minutes 37 seconds East 713.65 feet to an iron monument; thence North 43 degrees 55 minutes 57 seconds West 516.27 feet to an iron monument; thence South 43 degrees 35 minutes 10 seconds West 956.09 feet to an iron monument; thence continuing South 43 degrees 35 minutes 10 seconds West 45 feet, more or less, to the water's edge of South Twin Lake; thence southeasterly along the water's edge of said South Twin Lake to the intersection with a line which bears South 25 degrees 32 minutes 45 seconds West from the point of beginning; thence North 25 degrees 32 minutes 45 seconds East 15 feet, more or less, to an iron monument; thence continuing North 25 degrees 32 minutes 45 seconds East 300.00 feet to the point of beginning. The above described tract contains 14.6 acres, more or less.

TOGETHER WITH AND SUBJECT TO an existing 33.00 foot wide public cartway easement for South Twin Drive as described in Document No. 522625 on file and of record in the office of the Recorder in said County.

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota and that the above legal description was prepared from information on Certificate of Survey T6953-15R dated February 18, 2015, and said legal description is legally sufficient to locate the boundary lines shown on said Certificate of Survey.



Scott R. Walz

Minnesota Licensed Land Surveyor No. 50320



# MEADOWLAND SURVEYING INC.

1118 Hwy 59 South, Detroit Lakes, Minnesota 56501  
(office) 218-847-4289 (fax) 218-846-1945  
[www.meadowlandsurveying.com](http://www.meadowlandsurveying.com)

## **Joan Barnes– Remnant Tract on South Twin Lake, 77.2 acres, more or less**

### Land description:

That part of Government Lot 1, that part of Government Lot 5, and that part of the Northeast Quarter of the Northeast Quarter, all in Section 13, Township 139 North, Range 39 West of the Fifth Principal Meridian in Becker County, Minnesota, described as follows:

Commencing at an iron monument which designates the north quarter corner of said Section 13; thence South 87 degrees 53 minutes 06 seconds East 2592.50 feet on an assumed bearing along the north line of said Section 13 to an iron monument at the northeast corner of said Section 13; thence South 25 degrees 32 minutes 45 seconds West 1502.78 feet to an iron monument, said point is the point of beginning; thence North 64 degrees 27 minutes 15 seconds West 207.71 feet to an iron monument; thence North 43 degrees 55 minutes 57 seconds West 516.27 feet to an iron monument; thence North 66 degrees 34 minutes 02 seconds West 328.98 feet to an iron monument; thence North 62 degrees 09 minutes 14 seconds West 407.56 feet to an iron monument; thence continuing North 62 degrees 09 minutes 14 seconds West 94.38 feet to an iron monument; thence North 21 degrees 05 minutes 50 seconds West 374.82 feet to an iron monument on the centerline of South Twin Drive as described in Document No. 522625, on file and of record in the office of the Recorder in said County; thence North 87 degrees 39 minutes 37 seconds West 321.88 feet along the centerline of said South Twin Drive; thence South 82 degrees 20 minutes 46 seconds West 16.85 feet continuing along the centerline of said South Twin Drive to an iron monument; thence continuing South 82 degrees 20 minutes 46 seconds West 151.12 feet continuing along the centerline of said South Twin Drive; thence North 71 degrees 33 minutes 54 seconds West 61.50 feet continuing along the centerline of said South Twin Drive; thence North 61 degrees 53 minutes 53 seconds West 79.80 feet continuing along the centerline of said South Twin Drive; thence North 77 degrees 02 minutes 50 seconds West 89.81 feet continuing along the centerline of said South Twin Drive; thence North 69 degrees 55 minutes 19 seconds West 151.85 feet continuing along the centerline of said South Twin Drive; thence northwesterly continuing along the centerline of said South Twin Drive on a curve concave to the northeast, having a central angle of 50 degrees 50 minutes 31 seconds and a radius of 65.00 feet, for a distance of 57.68 feet (chord bearing North 44 degrees 30 minutes 04 seconds West); thence North 19 degrees 04 minutes 48 seconds West 125.99 feet continuing along the centerline of said South Twin Drive to the north line of said Section 13; thence South 89 degrees 28 minutes 38 seconds East 17.51 feet along the north line of said Section 13 to an iron monument; thence continuing South 89 degrees 28 minutes 38 seconds East 393.28 feet along the north line of said Section 13 to an iron monument at the north quarter corner of said Section 13; thence South 87 degrees 53 minutes 06 seconds East 2592.50 feet along the north line of said Section 13 to an iron monument at the northeast corner of said Section 13; thence South 02 degrees 24 minutes 30 seconds West 3505.15 feet along the east line of said Section 13 to an iron monument; thence continuing South 02 degrees 24 minutes 30 seconds West 31 feet, more or less, along the east line of said Section 13 to the water's edge of South Twin Lake; thence northwesterly along the water's edge of said South Twin Lake to the intersection with a line which bears South 25 degrees 32 minutes 45 seconds West from the point of beginning;



thence North 25 degrees 32 minutes 45 seconds East 844.84 feet, more or less, to the point of beginning. The above described tract contains 77.2 acres, more or less.

TOGETHER WITH AND SUBJECT TO an existing 33.00 foot wide public cartway easement for South Twin Drive as described in said Document No. 522625.

I hereby certify that this plan, specification, or report was prepared by me or under my direct supervision and that I am a duly Licensed Land Surveyor under the laws of the State of Minnesota and that the above legal description was prepared from information on Certificate of Survey T6953-15R dated February 18, 2015, and said legal description is legally sufficient to locate the boundary lines shown on said Certificate of Survey.



---

Scott R. Walz

Minnesota Licensed Land Surveyor No. 50320





# COUNTY OF BECKER

## Planning and Zoning

915 Lake Ave, Detroit Lakes, MN 56501  
Phone: 218-846-7314 ~ Fax: 218-846-7266

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**\*\*HEARING DATE AND LOCATION\*\***

September 13, 2016 @7:00 PM

**3<sup>rd</sup> Floor Jury Assembly Room New Addition-Becker County Courthouse**  
Detroit Lakes, MN. 56502

#### APPLICANT:

Soo Pass Ranch, Inc.  
P O Box 1227  
Detroit Lakes, MN 56502

Project Location: 25526 Co Hwy 22

#### APPLICATION AND DESCRIPTION OF PROJECT:

Request a Zone Change from Agricultural to Commercial for the first 150' along the east side of Hwy 59 for the purpose of commercial sign.

LEGAL LAND DESCRIPTION: 190315000

Lake View Township

LOT 2 SW OF RWY LESS N 32 RDS W OF HWY; & 3.78 AC & LOTS 1 & 3 EX R/W, 1 AC W OF HWY & NE 10 AC OF LOT 1; & NE1/4 OF NW1/4, Section 16, TWP 138, Range 41

#### REFER TO BECKER COUNTY ZONING ORDINANCE

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#### PLANNING AND ZONING DEPARTMENT

915 Lake Avenue  
Detroit Lakes, MN. 56501

**FAX Number: 218-846-7266**

**email: [zoning@co.becker.mn.us](mailto:zoning@co.becker.mn.us)**

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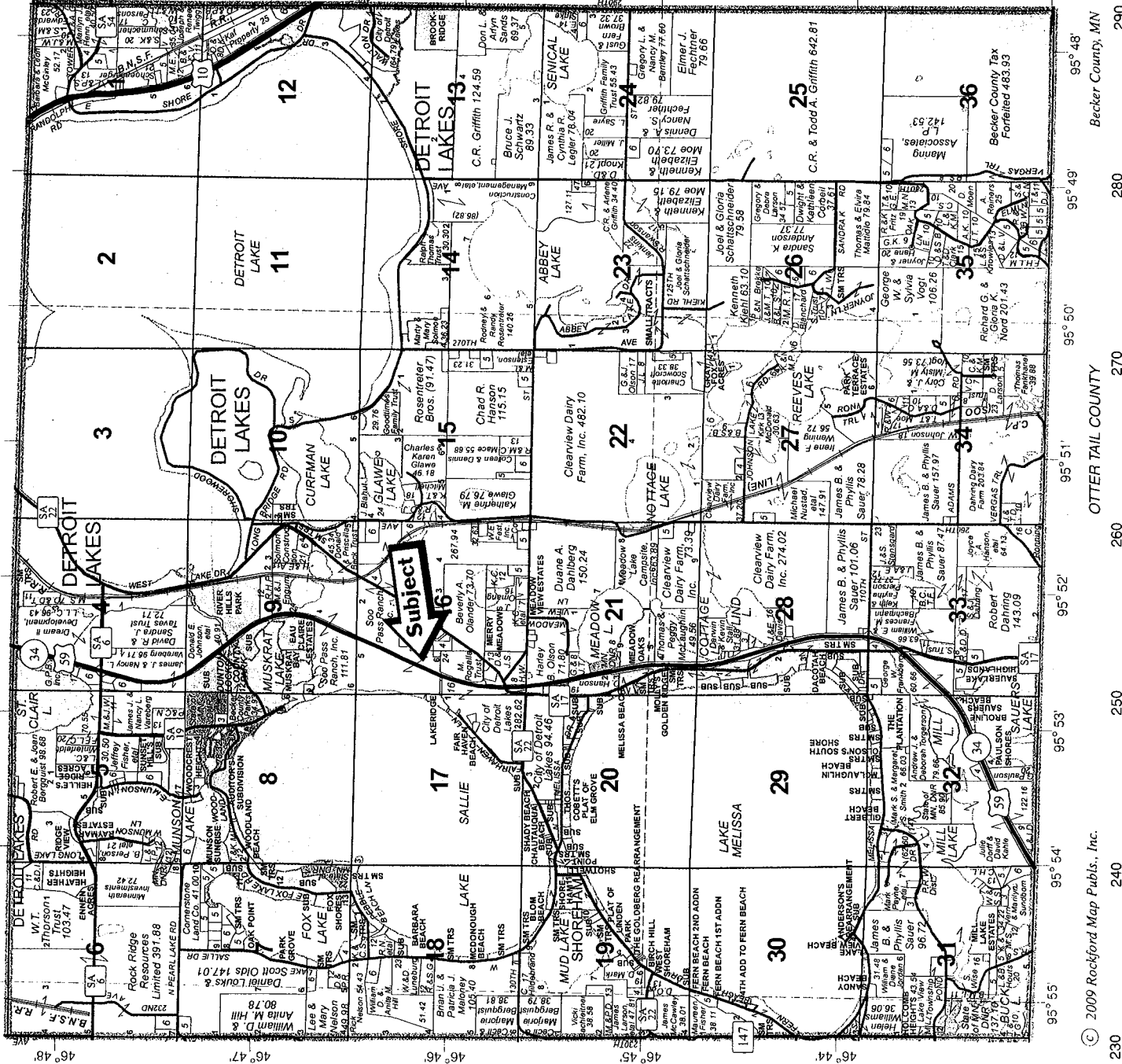
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# LAKE VIEW

T.138N.-R.41W.

SEE PAGE 32



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OTTER TAIL COUNTY

Becker County, MN



MLS



realty.com

**MIKE RING**  
ABR, CRS, GRI, Broker

P.O. Box 375 • Detroit Lakes, MN 56501

Phone: 218.844.5557 • Fax: 218.844.5558

Cell: 218.234.9734 • MikeRing@arvig.net

CounselorDetroitLakes.com







SUBDIVISION / ZONE CHANGE  
BECKER COUNTY  
PLANNING & ZONING  
915 LAKE AVENUE, DETROIT LAKES, MN 56501  
PHONE (218) 846-7314 - FAX (218) 846-7266

PARCEL	ZONE /
APP	SURVEY
YEAR	
SCANNED	

Application for: Zone Change Certificate of Survey Preliminary Plat  
(Complete Section 1) (Complete Section 2) (Complete Section 3)

Applicant's Name: SOO PASS RANCH INC

Applicant's Address: PO BOX 1227

DETROIT LAKES MN 56501

Telephone(s): 612-210-5525 Date of Application: 5-18-16

Signature of Applicant: Bob Bliss 5/24/16

Parcel ID Number: 190315000 Project Address: 25526 CO HWY 22, DETROIT LAKES

Legal Description of Project:

SECTION 16 TOWNSHIP 138 RANGE 041  
LOT 2 SW OF RWY LESS N 32 RDS W OF HWY; & 3.78 AC & LOTS 1 & 3 EX RW, 1 AC W OF HWY &  
NE 10 AC OF LOT 1; & NE 1/4 OF NW 1/4

SECTION 1

\*Zone Change For Existing Parcel Number 190315000

Current Zoning AGRICULTURAL Requested Zoning COMMERCIAL

SECTION 2

\*Certificate Of Survey: Number of Lots \_\_\_\_\_

Shoreland (within 1000 ft of lake) \_\_\_\_\_ Nonshoreland \_\_\_\_\_

Current Zoning of property \_\_\_\_\_

Is a change of zone required? \_\_\_\_\_ yes \_\_\_\_\_ no

If yes, change from \_\_\_\_\_ Zone to \_\_\_\_\_ Zone.

Total acreage of parcel to be subdivided \_\_\_\_\_

\*\*Include a copy of the purchase agreement if applicant is not the owner of the property.

SECTION 3

\*For Preliminary Plat:

Number of Lots \_\_\_\_\_

Name of Subdivision \_\_\_\_\_

Name of Proposed Roads \_\_\_\_\_

Shoreland (within 1000 ft of lake) \_\_\_\_\_ Non-shoreland \_\_\_\_\_

Current Zoning of property \_\_\_\_\_

Is a change of zone required? \_\_\_\_\_ yes \_\_\_\_\_ no

If yes, change from \_\_\_\_\_ Zone to \_\_\_\_\_ Zone.

Total acreage of parcel to be subdivided \_\_\_\_\_

\*\*Include a copy of the purchase agreement if applicant is not the property owner.

Date Received \_\_\_\_\_ Date Accepted 7/24/16 Authorized Signature Jylene Pedersen

Application Fee \_\_\_\_\_ Notice Fee \_\_\_\_\_ Recording Fee \_\_\_\_\_

Date Paid \_\_\_\_\_ Receipt Number \_\_\_\_\_





These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

1:6,398

This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.

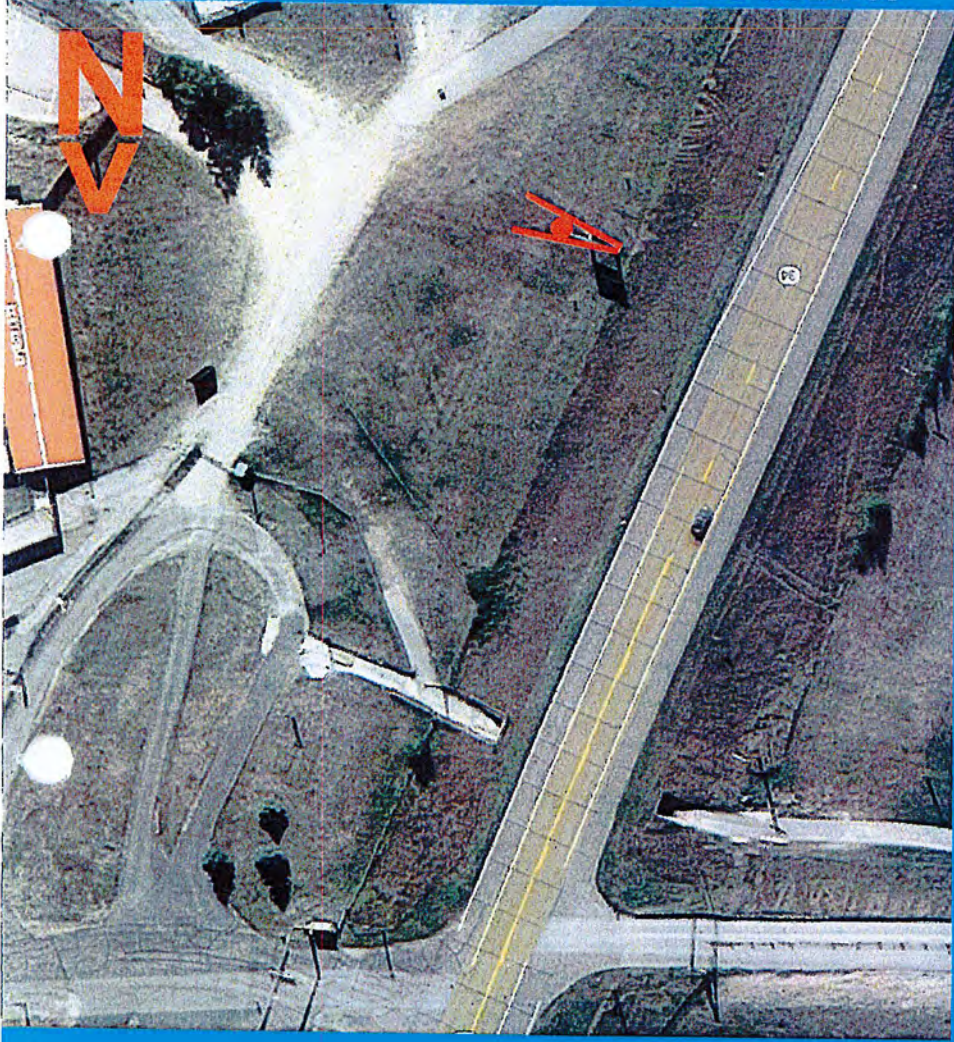
Date: 3/29/2016



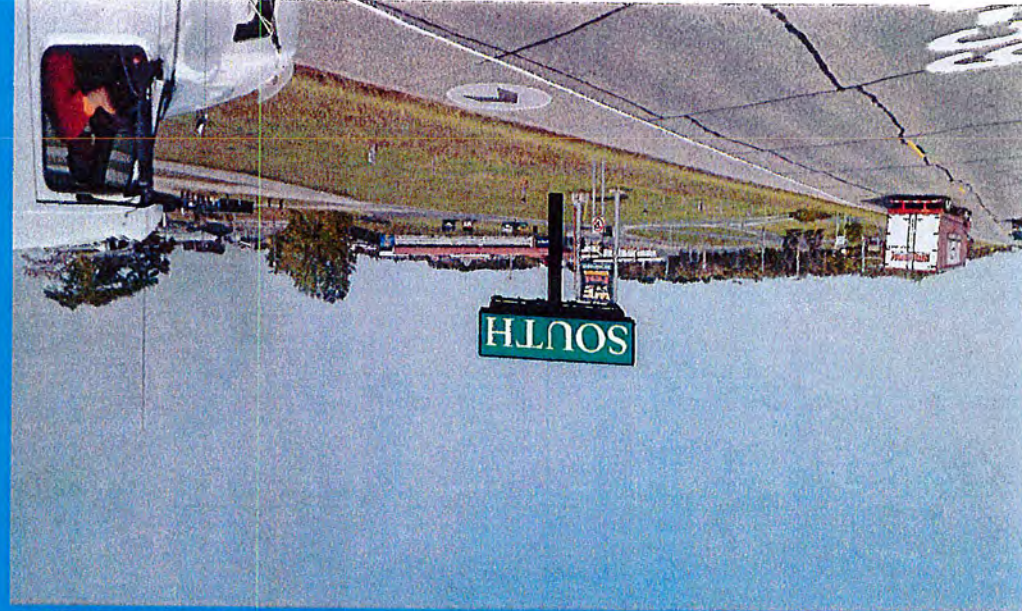
Becker County







22 FEET EAST OF WESTERN PROPERTY LINE  
80 FEET FROM CENTER OF HWY 34



10X36 16MM DIGITAL FACES - 35FT OVERALL HEIGHT



009893

Document No. 009893  
CERTIFICATE NUMBER 1975  
VOL 7 PAGE 131

STATE OF MINNESOTA,  
COUNTY OF BECKER  
OFFICE OF THE REGISTRAR OF TITLES.  
This is to certify that the within instrument  
was filed for registration in this office at  
Detroit Lakes, on 4/29/2016 at 8:18 AM

Patricia Swenson  
REGISTRAR OF TITLES

19.0153.002

19.0315.004, 316

Part 9 19.0320.000

STATE OF MINNESOTA

BECKER COUNTY BOARD OF ADJUSTMENT

COUNTY OF BECKER

VARIANCE PROCEEDINGS

IN THE MATTER OF: Soo Pass Ranch, Inc.

REQUEST: Request a Variance to construct a

Digital sign which exceeds size regulations

ORDER OF VARIANCE

OR

DENIAL OF VARIANCE

The above entitled matter came on to be heard before the Board of Adjustment on the 14th day of April, 20 16, on a Petition for a Variance pursuant to the Becker County Zoning Ordinance, for the following described property:

**Tax ID number:** 19.0315.000. Complete Legal Description on Attachment A.

**VARIANCE REQUESTED:** Request a Variance to construct a digital sign which exceeds size regulations of signs in an agricultural zone.

It is ordered that a **Variance (NOT) BE GRANTED** upon the following conditions or reasons:

A **Variance has been approved on the above property** to construct a digital sign which exceeds size regulations of signs in an agricultural zone based on the fact that the property is used and always has been used commercially and operated under a conditional use permit for commercial use.

The Variance shall become null and void on April 14, 2018 if a site permit has not been obtained and construction began.

DATED THIS 14th DAY OF April, 2016

Jim Bruffodt, Chairman, Board of Adjustment

STATE OF MINNESOTA)

) SS

COUNTY OF BECKER )

BECKER COUNTY OFFICE

OF

PLANNING AND ZONING

I, Steve Skoog, Becker County Land Use Director, certify that I have compared the foregoing Copy and Order GRANTING—(DENYING) a Variance with the Original Record preserved in the Zoning Office, and have found the same to be true and correct.

In Testimony whereof, I have hereunto subscribed by hand at Detroit Lakes, Minnesota, in the County of Becker on the 14th DAY OF April, 20 16.

DRAFTED BY THE BECKER  
COUNTY ZONING OFFICE

Steve Skoog  
Steve Skoog, Becker County  
Land Use Director

☒ Charge

☐ Paid

☒ Numerical

☒ Tract

☒ Grantor

☐ Grantee

☒ chg  
☒ paid  
☒ wen

TORRENS





# COUNTY OF BECKER

## *Planning and Zoning*

915 Lake Ave, Detroit Lakes, MN 56501  
Phone: 218-846-7314 ~ Fax: 218-846-7266

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### PLANNING COMMISSION NOTICE OF PUBLIC HEARING

**\*\*HEARING DATE AND LOCATION\*\***

September 13, 2016 @7:00 PM

**3<sup>rd</sup> Floor Jury Assembly Room New Addition-Becker County Courthouse**  
Detroit Lakes, MN. 56502

**APPLICANT:**  
Johanne Pardiac  
21168 Klein Road  
Detroit Lakes, MN 56501

**Project Location:** 21168 Klein Road

#### APPLICATION AND DESCRIPTION OF PROJECT:

Request an after the fact Conditional Use Permit for public horse boarding which includes riding in the indoor arena, an outdoor arena, training and riding lessons. In the future they would like to include horse therapy.

**LEGAL LAND DESCRIPTION:** 080012000  
SE1/4 OF SE1/4, Section 01, TWP 139, Range 41

Detroit Township

#### REFER TO BECKER COUNTY ZONING ORDINANCE

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**FAX Number:** 218-846-7266  
**email:** [zoning@co.becker.mn.us](mailto:zoning@co.becker.mn.us)

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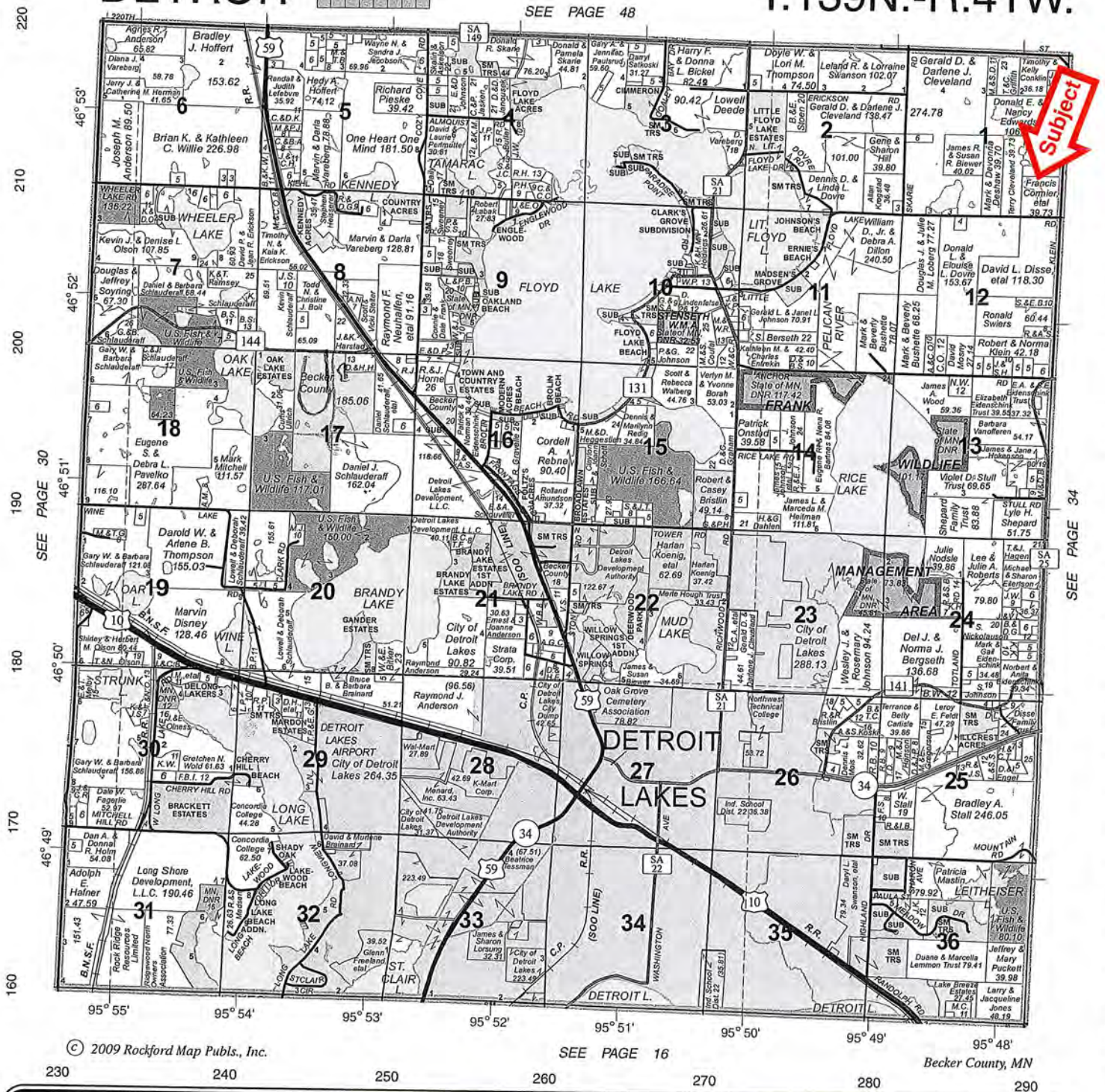
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# DETROIT

SEE PAGE 48

# T.139N.-R.41W.



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SEE PAGE 16

Becker County, MN

**counselor**  
realty.com

**ERIC LUNDMARK**  
GRI, Realtor®

P.O. Box 375 • 624 Lake Avenue • Detroit Lakes, MN 56502

Office: 218.844.5557 • Fax: 218.844.5558

Cell: 218.849.0383 • EricL@arvig.net

[www.EricAtTheLakes.com](http://www.EricAtTheLakes.com)







~ CONDITIONAL USE APPLICATION ~

BECKER COUNTY PLANNING & ZONING

915 LAKE AVENUE, DETROIT LAKES, MN 56501  
PHONE (218) 846-7314 - FAX (218) 846-7266

PARCEL	
APP	CUP
YEAR	
SCANNED	

PROPERTY OWNER INFORMATION (as it appears on tax statement, purchase agreement or deed)

First name(s): Johanne Last name: Pardiac  
Mailing Address: 21168 Klein Rd City, State, Zip Detroit Lakes MN 56501  
Phone Number(s): 218 849 9545 Project Address: SAME  
Parcel number(s) of property: 08-0012-000 Sect - Twp - Range: 01-139-41  
Township Name: Detroit Legal Description: \_\_\_\_\_

REASON FOR CONDITIONAL USE REQUEST: \_\_\_\_\_

Indoor riding Arena & Boarding

The information provided for this document is truthful and accurate to the best of my knowledge. I understand that this statement is null and void if any of the above information is not supplied or is inaccurate.

Johanne Pardiac  
SIGNATURE OF APPLICANT

July 27, 2016  
DATE

OTHER INFORMATION NEEDED TO COMPLETE THE APPLICATION:

1. A copy of the deed from the Recorder's Office;
2. Completed Site Application with sketch showing all setbacks, platted or surveyed dimensions of the lot and all existing and proposed buildings; parking area and all other materials deemed necessary.
3. Non-refundable filing fee of \$326.00. If in Cormorant Township add \$25.00 surcharge to the filing fee (\$351.00). **Make check payable to Becker County Zoning.**

4. Is the conditional use permit request after the fact? [☒ Yes] [☐ No]

*If yes, after the fact application fee is an additional \$600.00.*



\$926.00

Office Use Only

This application is hereby (accepted) or (rejected) as presented.

Julene Hodgson  
SIGNATURE - ZONING ADMINISTRATOR

8/5/16  
DATE



PARCEL	
APP	CUP
YEAR	

# BUSINESS PLAN

Name of Business: JF stables

Owners of Business: Johanne Pardiac

Type of Business: Retail Sales Service Other

Type of Merchandise: \_\_\_\_\_

Type of Service: Horses Boarding & riding in arena only

Hours of Operation: 8 AM to 8 PM

Number of Employees: One

Off - street Parking Plan: \_\_\_\_\_

Size of Structure to be used for Business: 100 x 250

New Structure: \_\_\_\_\_ Existing Structure: Yes

Signage Plan: \_\_\_\_\_

Exterior Lighting Plan: \_\_\_\_\_

Environmental Hazards: \_\_\_\_\_

Other Comments: 12 Horses/Stalls - Trainer trains ①  
Horse at a time - 1 a month.





These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

08.0012.000

1:3,456

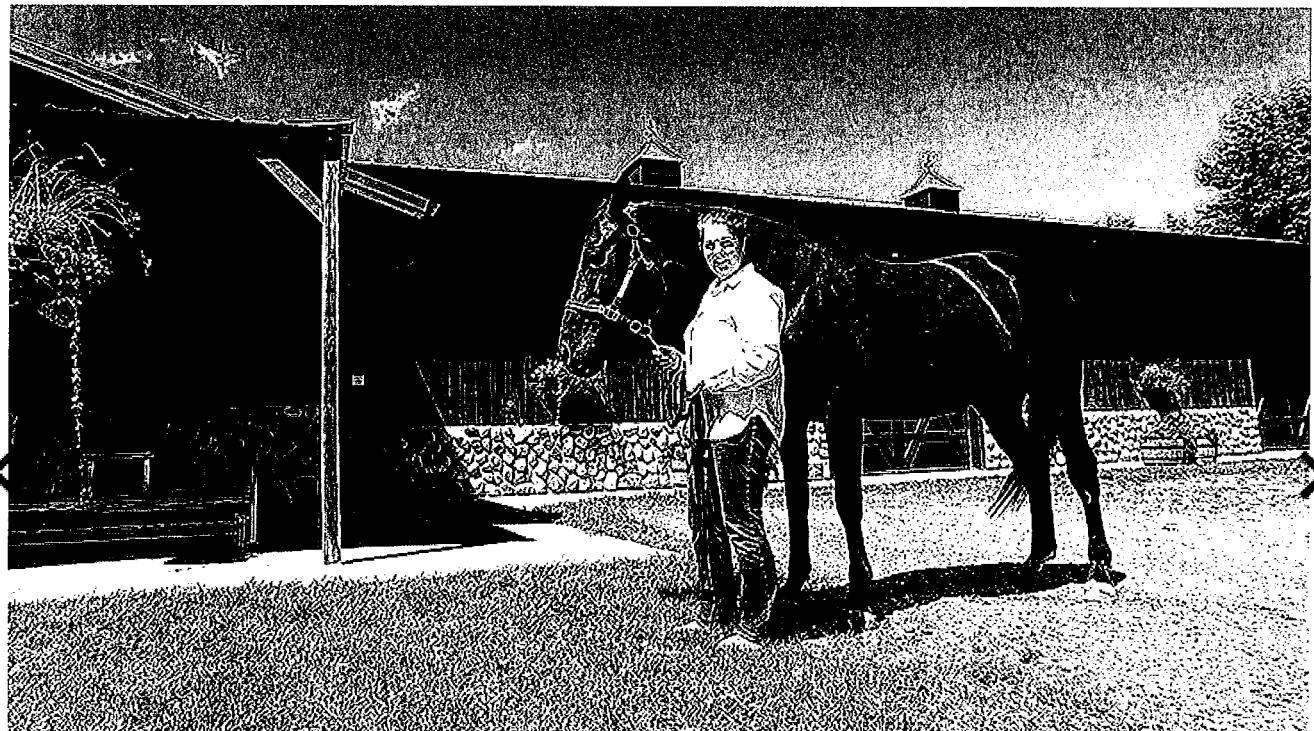
Date

This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.



## J&F Stables opens outside of Detroit Lakes

By Samantha Stark on Jul 30, 2015 at 5:45 a.m.



1 / 4



The sound of galloping horses running across the stunningly green pastures, the thousand kisses from the blissful rescue dogs and the smiles of the passionate employer's greet you at the doors of J&F Stables.

"My life is surrounded around the love for horses," said owner Johanne Pardiac, who started riding when she was 40-years-old. "There is just something in my blood that guided me towards this path."

ADVERTISING



Pardiac and her husband moved from the east coast of Canada eight years ago, where she was a teacher for 15 years, due to her husband getting a job offer in the United States.

“He told me if I move with him he will buy me a horse,” she giggled, and added that he kept his promise and bought her first horse six months after the move.

With a natural and unexplainable connection to horses, Pardiac instantly started taking English riding classes, which is a common form of horse riding that features a flat English saddle without the deep seat, high cantle or saddle horn seen on a Western saddle.

“There is only a few of us riders that use English saddles around Detroit Lakes and I wish to train more riders this style,” she said.

Finally, after classes and feeling confident about horse training and caring, she brought the horse back to her country home outside of Detroit Lakes where she had roughly an acre of fresh, green land.



“I was getting sick of cutting the lawn, to be honest,” she said, so they built a picket fence around the pasture and a seven stall stable for their four horses.

As the years progressed, local friends were asking to board their horses in the empty, private stalls of their stables over the winter.

“Suddenly, before we knew it, we had a horse stable,” she said. “Just one day we had one horse, and the next thing I know we built an arena and brand new 12 stalls.”

Now, after two years of just boarding their horses and a few local friends, J&F Stables was created. “I wanted to build a stable that I can share with other people,” she said. “I didn’t want to keep this place to myself, I wanted to share with others the good feeling people get when they are surrounded by horses.”

Due to the lack of local outdoor and indoor horse arenas open to the public, Pardiack said she decided to expand her husband’s and her business by building a 205-by-80-foot heated, indoor arena attached to a brand new boarding station with 12 stalls. Each stall is 10-by-12-feet and has an individual window for each horse to look out. The official grand opening of the 100-by-280-foot stable (built by RAM Buildings Inc.) is scheduled for August 23.

“There are so many riders around Detroit Lakes, and providing a place where the entire public can use just by reservation is something I have always wanted to provide,” she said.

Open riding time is open to the public all week from 8 a.m. to 8 p.m., although one must call for a reservation. For paying boarders, the arena is open 24/7 which is included in their price for boarding.

## The ‘horse spa’ that has it all



J&F Stables has three pastures that it circulates between and cleans daily to ensure horses have fresh, green grass each day. Pastures are available for boarders only, and J&F Stables does not provide pasture-only-boarding.

“There would be way too many horses in the pastures, which could damage the pastures,” she said.

The pastures are used daily by owners, trainers and grazing horses owned by paying boarders. Although, there is public trail along a quiet, gravel road by J&F Stables that riders can journey down at any time of the day, and an outdoor arena is available for riders.

On each pasture, horses have access to a dry pasture where there are automate watering systems and hay feed provided to the horses at any time.

J&F Stables also offers training and riding lessons from two of their professionally educated and skilled trainers/expert riders, Jennie Schroeer (Western rider) and Kateri Dornbusch.

“I have been through horsemanship training, so a lot of people ask me to train their horse, break them or just put miles on them,” Schroeer said. “I can work with horses and riders on practically anything, from training horses for trailer loading to helping a new rider get on their horse for the first time.”

J&F Stables can find the proper instructor that fits any riders’ needs, Pardiack said.

“When you are riding a horse, I want to make sure the riders are connecting with the horse and know when the horse is ready to take the next step with learning,” she added. “A rider needs to know if the horse is comfortable with what the rider is doing or teaching them, but also know if the horse is happy doing it.”



Pardiac said that it may take a couple falls to completely connect with your horse and become an experienced rider, but she encourages riders to never give up.

“I say it takes seven falls to become a good rider, but I may have fallen more times than that,” she laughed. “But I always got back on because nothing can stop me.”

J&F Stables currently has 12 open stables available for riders to rent.

“Boarders pay for full 24/7 care of their horse,” she said, and adding that they get all the horses on a healthy routine that ensures a wholesome amount of time in the pasture and stall.

Boarders are provided a private locker/closet and a newly built, private 10-by-12-foot (with an included window for each horse) stall that is cleaned and provided replacement bedding daily. Fresh water and special feed is on location, and Pardiac said she keeps close track of changes in horses’ feeding habits. If a horse needs special medicine or medical care, J&F Stables guarantees to provide the daily care and attention each horse needs.

In addition, J&F Stables provides an indoor wash rack where owners and staff can bath horses.

“We will be the first ones to tell you there is something wrong with your horse or if your horse is ill,” Pardiac said. “Jennie, Kateri and I are all very knowledgeable and have years of experience with horses and are around your horse all day, so we know the horse just as much as their rider does or at least we try to.”

Before boarders are accepted and every subsequent year after acceptance, each horse needs to show proof that their horse has taken a Coggins test to ensure safety for their horse and other horses boarded.



## Dashing through the snow

During the winter for three years now, J&F Stables provides sleigh ride on design, which means they provide any service on demand of the customer.

“So if they want a meal or some Champaign during the sleigh ride...depending on the request of the riders,” Pardiack said. “We also have a bonfire at that time too.”

Just a weekend before Christmas, J&F Stables does a fundraiser for the Humane Society. For just \$10, kids can slide down the snow-covered hills with their sleds, ride and feed ponies that are decorated with Christmas bells and bows, and there are sleigh rides for the whole family.

“All the barns are decorated with Christmas decorations and all the horses have little bells on them,” she said. “Last year, there were probably 175 people that came. There is just no other place like this on Christmas.”

## What does the future hold?

“This is just the beginning and the first step,” Pardiack said. “But I want make sure the first step works, then I will go on to the next step, then the next.”

Providing a business that has phenomenal customer service successfully and provides horses and riders with all their needs is the top priority to J&F Stables, she said. They are planning to offer more services, such as horse therapy, in the future and expand their business.

“I am surrounded around good people with a lot of knowledge about horses, so maybe that’s why I wasn’t scared to take this next step, and I knew I could do this,” Pardiack added. “There was never a door closed in front of me, so I started think that this is my purpose and what I was supposed to be doing.”



For more information, contact J&F Stables at (218) 849-9545 or email [JFstables@outlook.com](mailto:JFstables@outlook.com) (mailto:JFstables@outlook.com) .

Tweets by @DLNewspapers (<https://twitter.com/DLNewspapers>)

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# COUNTY OF BECKER

## *Planning and Zoning*

915 Lake Ave, Detroit Lakes, MN 56501  
Phone: 218-846-7314 ~ Fax: 218-846-7266

---

### PLANNING COMMISSION NOTICE OF PUBLIC HEARING

**\*\*HEARING DATE AND LOCATION\*\***

September 13, 2016 @7:00 PM

**3<sup>rd</sup> Floor Jury Assembly Room New Addition-Becker County Courthouse**  
Detroit Lakes, MN. 56502

**APPLICANT:**  
Menno and Rebecca Schmucker  
40226 160th Street  
Frazee, MN 56544

**Project Location:** 40226 Co Hwy 39

#### **APPLICATION AND DESCRIPTION OF PROJECT:**

Request a Conditional Use Permit to install and operate a sawmill to do custom sawing for a pallet building business. The request would include the use of a band sawmill for about 1 load of logs per week with the loading of lumber done with pallet jacks- no loaders in an Agricultural zone.

**LEGAL LAND DESCRIPTION:** 150316000                      Height of Land Township  
PT LOT 7 BEG 167.27' W OF MNDR COR #46, TH CONT W APPX 358', N 181.95', NW 147', E AL  
MNDR SHORE LIEF LK TO PT 92.12' NE OF POB, SW TO POB, Section 36, TWP 139, Range 39

#### **REFER TO BECKER COUNTY ZONING ORDINANCE**

**Replies/Comments:** Interested parties are invited to submit to the Becker County Department of Planning, Zoning, and Land Use, written facts, arguments or objectives before the scheduled date of the Hearing. These statements should bear upon the suitability of the location and the adequacy of the Project and should suggest any appropriate changes believed to be desirable. Replies may be addressed to:

**PLANNING AND ZONING DEPARTMENT**  
915 Lake Avenue  
Detroit Lakes, MN. 56501

**FAX Number:** 218-846-7266  
**email:** [zoning@co.becker.mn.us](mailto:zoning@co.becker.mn.us)

If you have questions about the Project, feel free to call 218-846-7314.

**Jurisdiction:** This Project comes under the Regulatory Jurisdiction of the Becker County Zoning Laws.

**Regulatory Authority:** This Application will be reviewed according to the provisions of the Becker County Zoning Ordinance.

The decision whether to issue a Permit will be based on an evaluation of the probable impact including cumulative impacts, of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors which may be relevant to the proposal will be considered including the cumulative effects: Land Use, Shoreline Protection, Water Supply and Conservation, Safety, Economics, in General, the Needs and Welfare of the People.

**\*\* Weather conditions may change the Hearing date and time. If bad weather occurs, please listen to the local Detroit Lakes Radio Stations or contact the Zoning Office, by 4:30 pm, for possible rescheduling of the Hearing.**

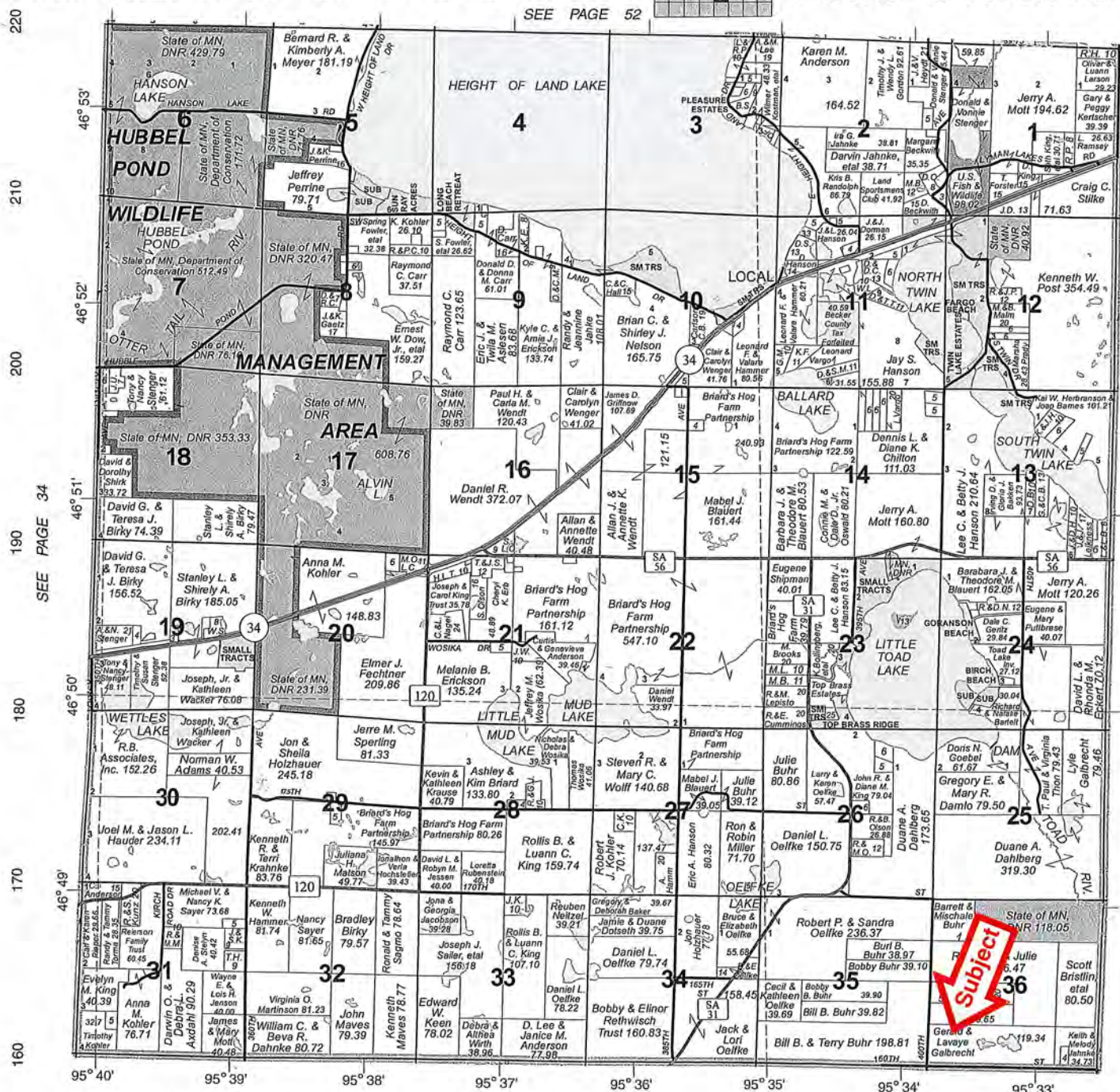
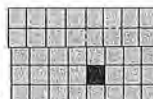


SOUTH  
PART

# HEIGHT OF LAND

T.139N.-R.39W.

SEE PAGE 52



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SEE PAGE 20

Becker County, MN

350 360 370 380 390 400 410

## ABC Realty

of Detroit Lakes LLC

Office: (218) 847-6536 • Cell: (218) 841-9334 • Email: [jsather@arvig.net](mailto:jsather@arvig.net)  
113 E. North Street • Detroit Lakes, MN 56501



Gerald Sather  
Broker/Owner







~ CONDITIONAL USE APPLICATION ~  
**BECKER COUNTY PLANNING & ZONING**

915 LAKE AVENUE, DETROIT LAKES, MN 56501  
PHONE (218) 846-7314 - FAX (218) 846-7266

PARCEL	
APP	CUP
YEAR	
SCANNED	

**PROPERTY OWNER INFORMATION (as it appears on tax statement, purchase agreement or deed)**

First name(s): Menno & Rebecca Last name: Schmucker  
Mailing Address: 40226 160th St. City, State, Zip Frazee, MN. 56544  
Phone Number(s): none - Amish Project Address: 40226 160th St.  
Parcel number(s) of property: 15-0316 -000 Sect - Twp - Range: Sec 36-139-39  
Township Name: Height of Land Legal Description: SW 1/4 of SW 1/4 & W 1/2 of SE 1/4 of SW 1/4. (Site location of proposed project is in W 1/2 of SE 1/4 of SW 1/4.)

**REASON FOR CONDITIONAL USE REQUEST:** I would like to build a shed (for which the site permit is approved), and install a sawmill to do custom sawing for a pallet building business.

The information provided for this document is truthful and accurate to the best of my knowledge. I understand that this statement is null and void if any of the above information is not supplied or is inaccurate.

Menno D. Schmucker Rebecca H. Schmucker  
SIGNATURE OF APPLICANT

8-1-16



**OTHER INFORMATION NEEDED TO COMPLETE THE APPLICATION:**

1. A copy of the deed from the Recorder's Office;
2. Completed Site Application with sketch showing all setbacks, platted or surveyed dimensions of the lot and all existing and proposed buildings; parking area and all other materials deemed necessary.
3. Non-refundable filing fee of \$326.00. If in Cormorant Township add \$25.00 surcharge to the filing fee (\$351.00). **Make check payable to Becker County Zoning.**
4. **Is the conditional use permit request after the fact?** [ ] Yes [X] No  
*If yes, after the fact application fee is an additional \$600.00.*

\*\*\*\*\*

**Office Use Only**

This application is hereby (accepted) or (rejected) as presented.

*Gene Dodgen*  
SIGNATURE - ZONING ADMINISTRATOR

8/10/16

DATE



PARCEL	
APP	CUP
YEAR	

# BUSINESS PLAN

Name of Business: Schmucker's Mill

Owners of Business: Menno + Rebecca Schmucker

Type of Business:              Retail Sales              Service              Other

Type of Merchandise: Sawing logs into pallet stock

Type of Service:              "              "              "              "              "

Hours of Operation: normally 8:00 A.M. to 5:00 P.M. occasionally earlier

Number of Employees: Self + family

Off-street Parking Plan: large parking area in front of building

Size of Structure to be used for Business: Main part = 40 x 60 with attachments 14 x 58

New Structure: yes, with some used material Existing Structure: \_\_\_\_\_

Signage Plan: none needed

Exterior Lighting Plan: none needed

Environmental Hazards: None

Other Comments: This will be a small family operation.

We will not be hiring outside help. We will be using a band saw mill, and expect to do about 1 load of logs per week. Loading of lumber will be done with pallet jacks, so there will be no noisy loaders.

Location is on a back country, township road.

Closest neighbor's house approximately 300 yards from proposed building site.

We bought the farm within the last year with plans to put in a saw mill. We did not know we need to get this permit approved. If we can not put in a saw mill, we have no good way to make our payments. We would not have bought the farm, without the plan to put in the saw mill.





Application for Site Permit  
Becker County Planning and Zoning  
915 Lake Ave, Detroit Lakes, MN 56501  
Phone: 218-846-7314 Fax: 218-846-7266  
[www.co.becker.mn.us](http://www.co.becker.mn.us)

PARCEL	
APP	SITE
YEAR	
SCANNED	

Project must be staked out on the lot prior to permit being approved

Please Print or Type All Information

Parcel Number (s)	Property (E911) Address	**911 Address Needed	Legal Description
15-0316-000	40226 160th St.		SW 1/4 of SW 1/4 & W 1/2 of SE 1/4 of SW 1/4

Lake/River Name	Lake/River Class	Township Name	Section	TWP No.	Range
		Height of Land S	36	139	39

Property Owner	Last Name	First Name	Mailing Address	Phone
Schmucker, Menno D.			40226 160th St.	No phone
Contractor Name Lic #	Hagee Mn 56544			

Proposed Project (Check those that apply)

<input type="checkbox"/> New Dwelling	<input type="checkbox"/> Addition to Dwelling	<input type="checkbox"/> Replacement Dwelling*	<input type="checkbox"/> Mobile/Manfac. Home
<input type="checkbox"/> Attached Garage	<input type="checkbox"/> Detached Garage	<input checked="" type="checkbox"/> Storage Structure	<input type="checkbox"/> Addition to Non-dwelling
<input type="checkbox"/> Stairway	<input type="checkbox"/> Deck	<input type="checkbox"/> Recreational Unit	<input type="checkbox"/> Water Oriented Structure
<input type="checkbox"/> Fence	<input type="checkbox"/> Other	<input type="checkbox"/> Non Conforming Replacement (identify)	

\*Existing Dwelling to be removed prior to

RECEIVED  
JUL 10 2016  
ZONING

Onsite Water Supply ( ) Deep Well ( ) Shallow Well Well Depth \_\_\_\_\_  
MN Rules Chapter 4725 (MN well code) requires a 3' minimum structure setback to well

Onsite Sewage Treatment System

Type of System \_\_\_\_\_ Date of Installation \_\_\_\_\_ Last Date Certified \_\_\_\_\_  
Must have current certificate of compliance on septic system prior to issuance of a permit

Lot Information Shoreland ( ) Riparian ( ) Non Riparian Non Shoreland \_\_\_\_\_

Lot Area \_\_\_\_\_ sq ft or 60 A. acres Water Frontage \_\_\_\_\_ ft Bluff ( ) Yes (X) No  
Impervious coverage refers to anything water cannot pass through. Structures, areas covered by a roof, concrete, asphalt, Class 5, sidewalks, patio pavers, etc. should all be included in this calculation. Decks should be included in this calculation if they have plastic underlayment or impervious surface underneath. Anytime you exceed 15% lot coverage a stormwater management plan and/or mitigation is required. **INCLUDE PROPOSED STRUCTURES IN CALCULATION.**

**Please Note:** Unless otherwise provided, a minimum of a 12 foot wide driveway from the nearest road right of way to the proposed structure must be included in both your plan and impervious surface calculation.

Impervious Surface	Dimensions	Sq. Footage	Impervious Surface	Dimensions	Sq. Footage
On property			On property		

Ex: Patio	10 x 12	120
DRIVEWAY	12 x 200	2400
building E-end	14 x 58	812
building W-end	30 x 80	2400

(2) lean to N. side	408
Total Impervious Material	6020

Impervious Lot Coverage 6020 sq. ft. = 60 A. = \_\_\_\_\_ x 100 = less than 1 %  
Total Impervious Lot Area Impervious Coverage Percentage

Topographical Alteration/Earth moving

( ) None ( ) 10 cubic yards or less (X) 1-50 cubic yards (X) over 50 cubic yards

Project over 50 cubic yards a storm water management plan must be included with permit application.



**Characteristics of Proposed Non Dwelling/Non Dwelling Additions/Detached Garages/Storage Sheds**

( ) Garage \_\_\_\_\_ ft by \_\_\_\_\_ ft ( ) Storage Shed 14 ft x 58 ft ( ) Fence \_\_\_\_\_ ft long x \_\_\_\_\_ high ( ) other \_\_\_\_\_ ft x \_\_\_\_\_ ft  
30 x 80 10 x 12 + 12 x 24

Outside Dimension ( ) Addition to existing structure \_\_\_\_\_ ft x \_\_\_\_\_ ft ( ) Fence \_\_\_\_\_ ft x \_\_\_\_\_ ft

Setback to Lot Line \_\_\_\_\_ ft & Rear Lot Line \_\_\_\_\_ ft Setback to Road Right of Way 200 ft **Cost of Project** \$ 6000

Setback to Bluff \_\_\_\_\_ Type of road gravel-township ( 7240 )

Setback to Wetland \_\_\_\_\_ Is wetland protected ( ) Yes ( ) No

Setback to OHW (straight horizontal distance) \_\_\_\_\_ Elevation above OHW (Straight vertical distance) \_\_\_\_\_

Setback to septic tank X Setback to drainfield X

Roof Change ( ) Yes ( ) No Maximum height proposed 14' # of Stories 1

Bathroom proposed ( ) Yes ( X ) No Sleeping Quarters proposed ( ) Yes ( X ) No

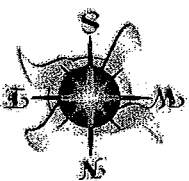
**\*Garages and storage sheds cannot contain amenities for independent human habitation**



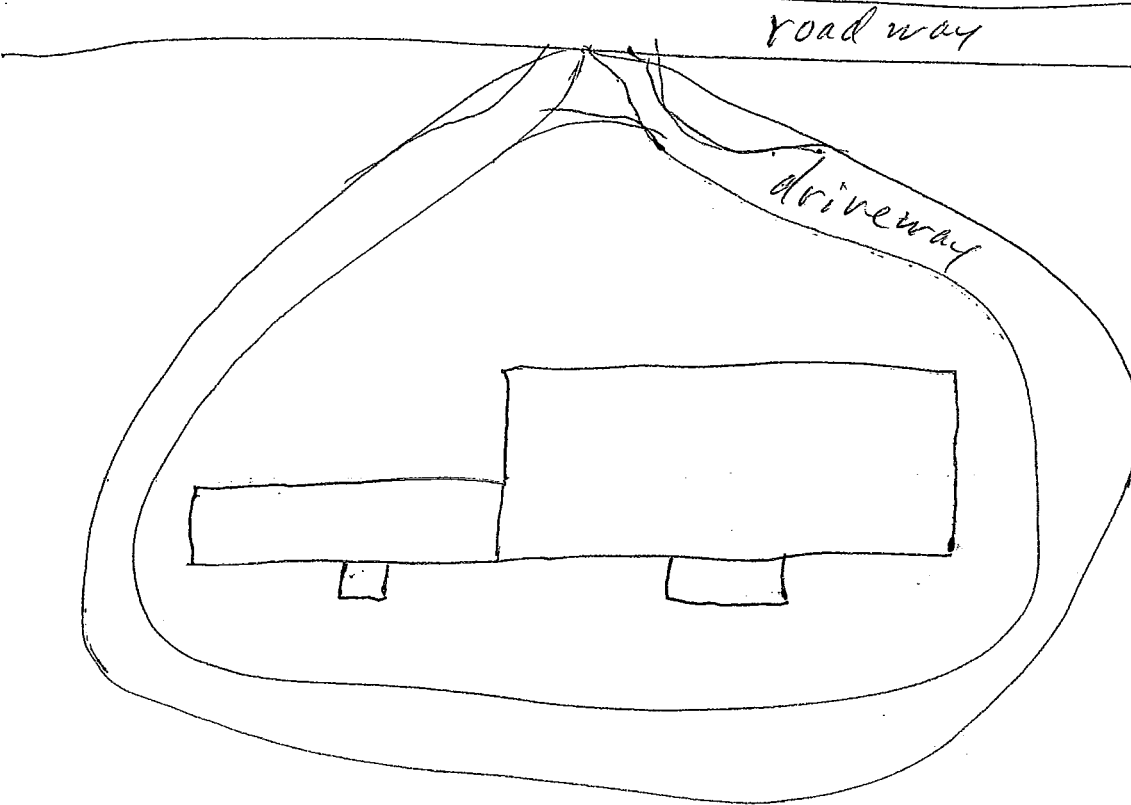
**SKETCH OF PROPERTY**

- 1. Please sketch all impervious coverage on your property; include dimensions.
- 2. Sketch roadways adjacent to property - Include driveway location.
- 3. If you will be exceeding 15% impervious surface coverage, include a copy of your stormwater management plan.
- 4. If proposed project is a detached garage/storage shed that will exceed 1 story, include detailed design.
- 5. Indicate where erosion control measures will be implemented and indicate storm water drainage pattern and how it will be maintained on the property.

PARCEL	APP	YEAR
SITE		



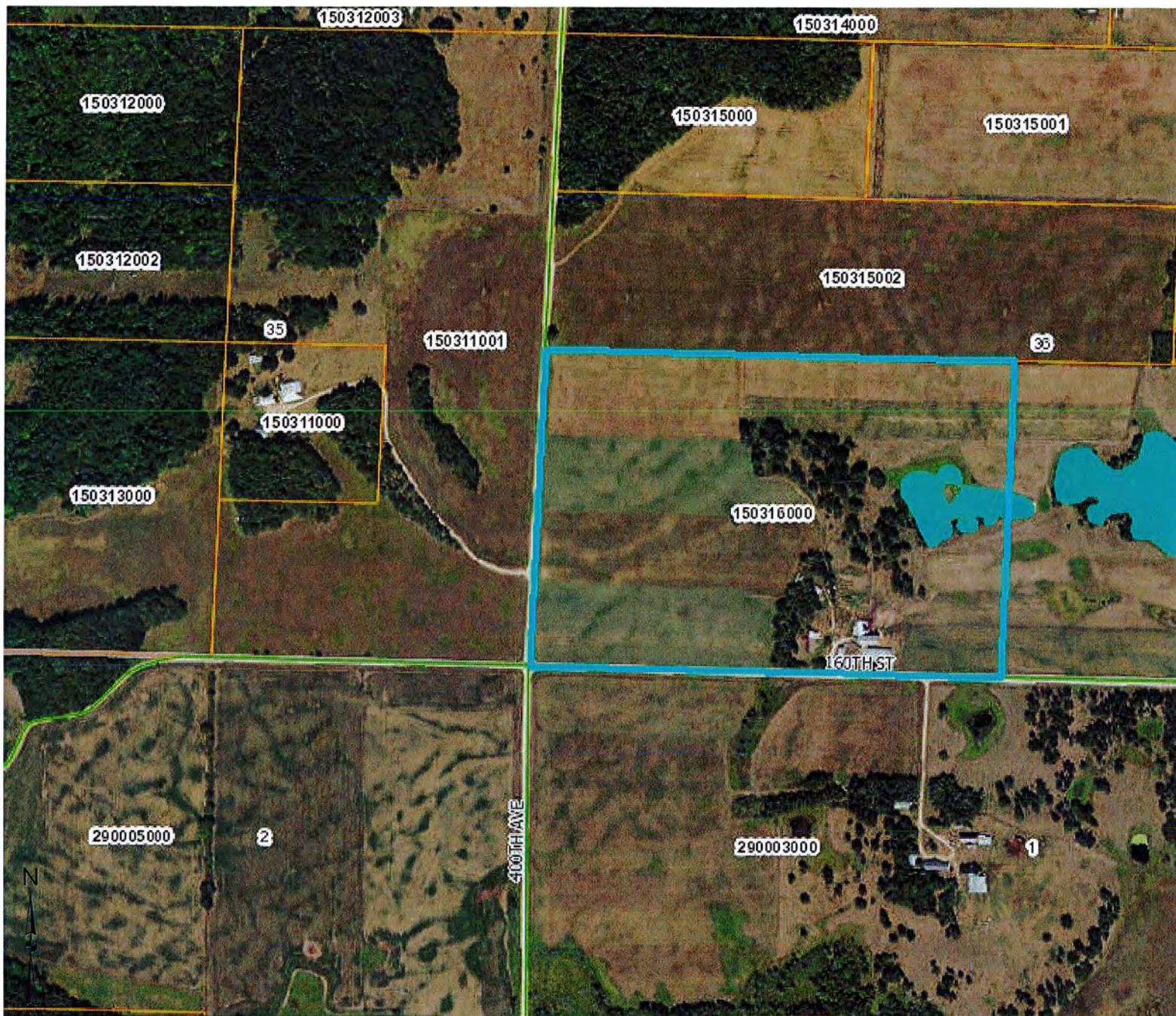
This building will be at about the middle of a 4 A. field. We plan to level off a sandy hill and build on top. There is adequate slope for proper water drainage.



**Remember EROSION CONTROL!**

Please use best management practices and/or silt fence to control erosion on all projects.





These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

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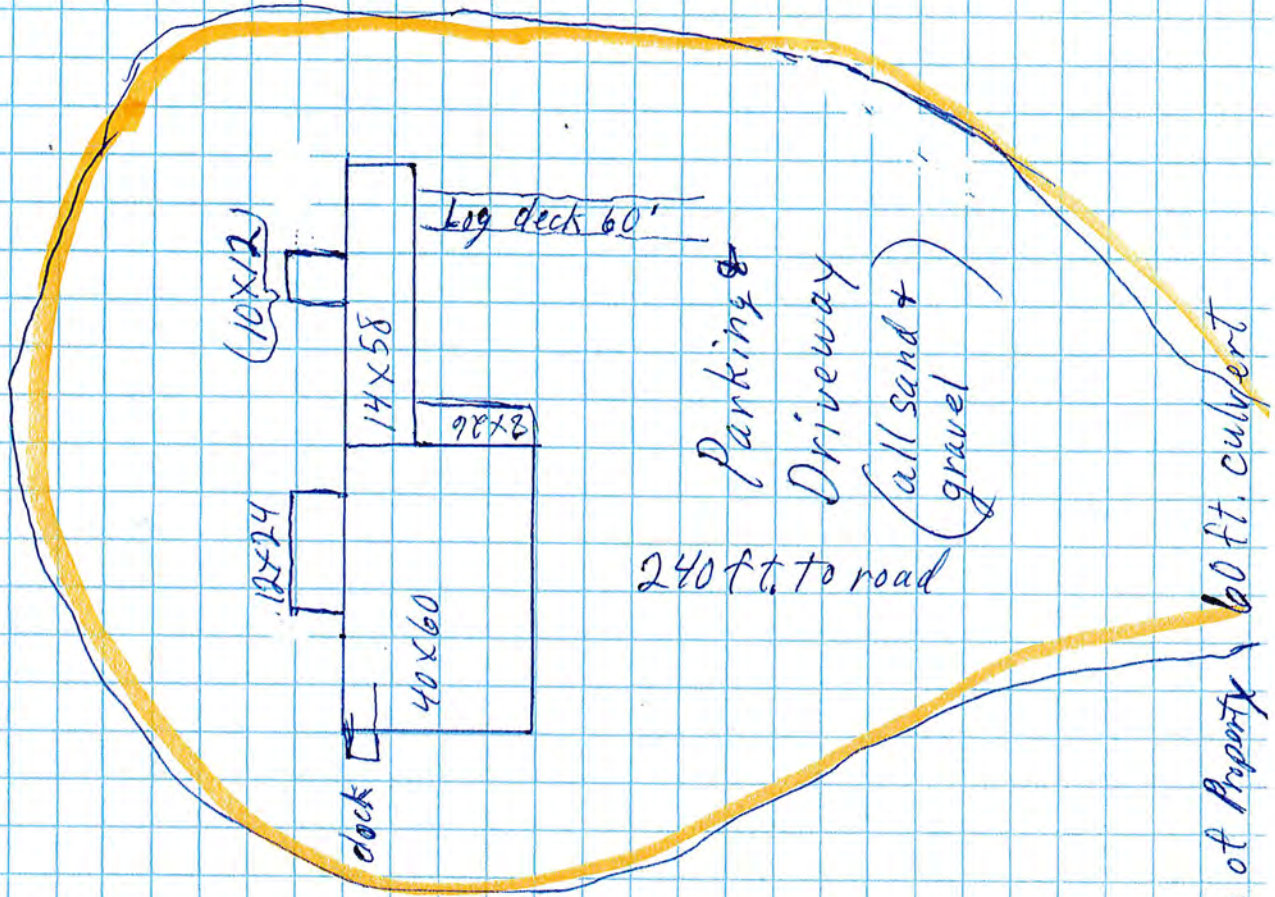
Date

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215 ft to E. property line

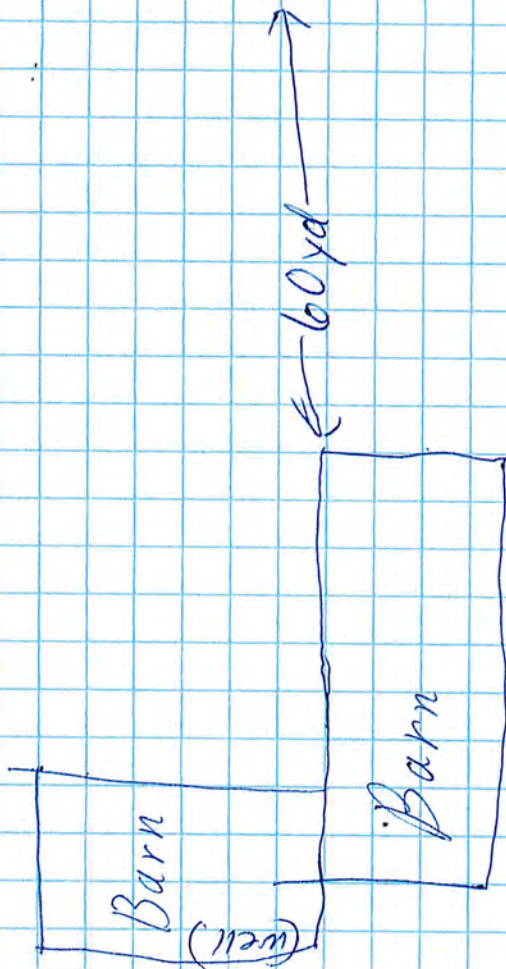
over 300 yards to  
N. property line



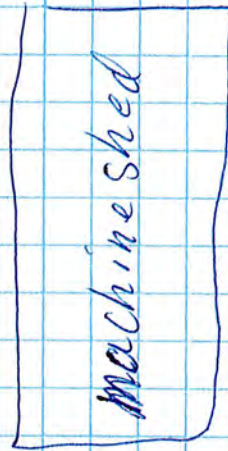
240 ft. to road

Parking &  
Driveway  
(all sand &  
gravel)

Road along S. edge of Property 60 ft. culvert



house - 60yd. west



machine shed





# COUNTY OF BECKER

## *Planning and Zoning*

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314 ~ Fax: 218-846-7266

---

### PLANNING COMMISSION NOTICE OF PUBLIC HEARING

**\*\*HEARING DATE AND LOCATION\*\***

September 13, 2016 @7:00 PM

**3<sup>rd</sup> Floor Jury Assembly Room New Addition-Becker County Courthouse**  
Detroit Lakes, MN. 56502

**APPLICANT:**

Jon Ewen Kemms Property, LLC  
15183 4th Street NE  
Mayville, ND 58257

Project Location: 38852 Ada Beach drive

**APPLICATION AND DESCRIPTION OF PROJECT:**

Request a Certificate of Survey for two tracts of land with Tract A consisting of 56,100 +/- (useable area of 53,760 +/-) Tract B consisting of 49,100 +/- with a remainder of 16.5 +/- and a Zone Change from Agricultural to Residential on all three pieces of property.

LEGAL LAND DESCRIPTION: 090078000  
Lot 6, Section 12, TWP 142, Range 39

Eagle View Township

Elbow Lake

**REFER TO BECKER COUNTY ZONING ORDINANCE**

**Replies/Comments:** Interested parties are invited to submit to the Becker County Department of Planning, Zoning, and Land Use, written facts, arguments or objectives before the scheduled date of the Hearing. These statements should bear upon the suitability of the location and the adequacy of the Project and should suggest any appropriate changes believed to be desirable. Replies may be addressed to:

**PLANNING AND ZONING DEPARTMENT**

915 Lake Avenue  
Detroit Lakes, MN. 56501

**FAX Number: 218-846-7266**

**email: [zoning@co.becker.mn.us](mailto:zoning@co.becker.mn.us)**

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**Jurisdiction:** This Project comes under the Regulatory Jurisdiction of the Becker County Zoning Laws.

**Regulatory Authority:** This Application will be reviewed according to the provisions of the Becker County Zoning Ordinance.

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MAHNOMEN COUNTY



A black and white photograph of a Kenworth dump truck parked in front of a large stone wall. The truck is a conventional cab model with a dump body. The Kenworth logo is visible on the front grille. The truck is parked on a dirt or gravel surface. The stone wall behind it is made of large, irregular stones. The sky is visible in the background, showing some clouds. The entire image is framed by a thin black border.





SUBDIVISION / ZONE CHANGE  
**BECKER COUNTY**  
**PLANNING & ZONING**

915 LAKE AVENUE, DETROIT LAKES, MN 56501  
PHONE (218) 846-7314 - FAX (218) 846-7266

PARCEL	
APP	ZONE / SURVEY
YEAR	
SCANNED	

Application for: X Zone Change X Certificate of Survey \_\_\_\_\_ Preliminary Plat  
(Complete Section 1) (Complete Section 2) (Complete Section 3)

Applicant's Name: Kemms, LLC Jon Ewen

Applicant's Address: 15183 4<sup>th</sup> St. NE Mayville, ND 58257

Telephone(s): 701-430-9749 Date of Application: 8-8-16

Signature of Applicant: [Signature] (McADAM & SON, INC.)

Parcel ID Number: 09.0078.000 Project Address: \_\_\_\_\_

Legal Description of Project: See attached ~

**SECTION 1**

\*Zone Change For Existing Parcel Number 09.0078.000  
Current Zoning Ag. Requested Zoning Res.

**SECTION 2**

\*Certificate Of Survey: Number of Lots 2 w/ remainder of 16.5  
Shoreland (within 1000 ft of lake) X Nonshoreland \_\_\_\_\_  
Current Zoning of property Ag  
Is a change of zone required? X yes no  
If yes, change from Ag. Zone to Res. Zone.  
Total acreage of parcel to be subdivided 19 acres ±  
\*\*Include a copy of the purchase agreement if applicant is not the owner of the property.

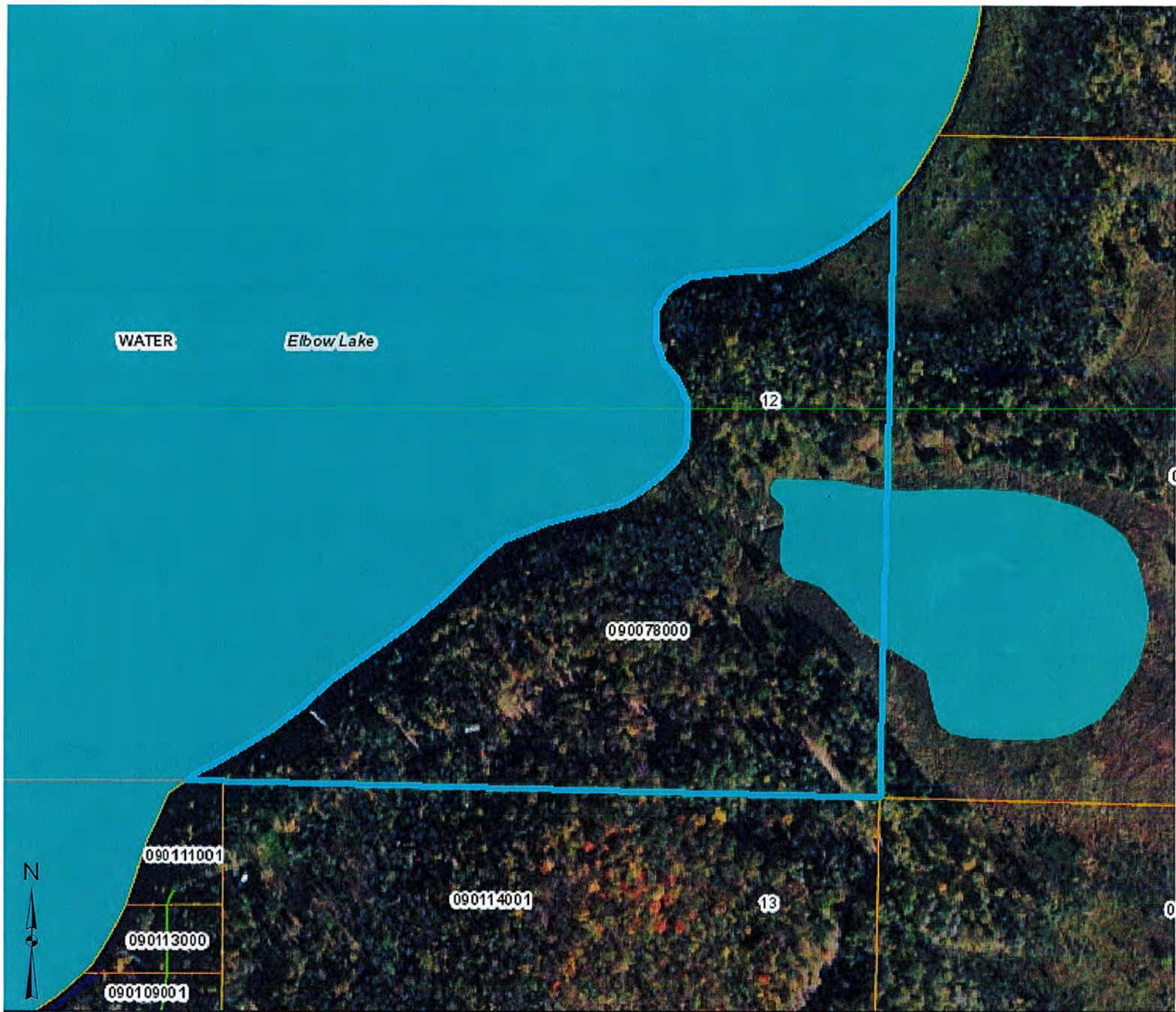
**SECTION 3**

\*For Preliminary Plat:  
Number of Lots \_\_\_\_\_  
Name of Subdivision \_\_\_\_\_  
Name of Proposed Roads \_\_\_\_\_  
Shoreland (within 1000 ft of lake) \_\_\_\_\_ Non-shoreland \_\_\_\_\_  
Current Zoning of property \_\_\_\_\_  
Is a change of zone required? \_\_\_\_\_ yes \_\_\_\_\_ no  
If yes, change from \_\_\_\_\_ Zone to \_\_\_\_\_ Zone.  
Total acreage of parcel to be subdivided \_\_\_\_\_  
\*\*Include a copy of the purchase agreement if applicant is not the property owner.

Date Received \_\_\_\_\_ Date Accepted 8/10/16 Authorized Signature [Signature]  
Application Fee \_\_\_\_\_ Notice Fee \_\_\_\_\_ Recording Fee \_\_\_\_\_  
Date Paid \_\_\_\_\_ Receipt Number \_\_\_\_\_







These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

09.0078.000

1:3,456

Date

This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.



## Tiffiny

---

**From:** Jon Ewen <ewenfarm@gmail.com>  
**Sent:** Monday, August 08, 2016 3:01 PM  
**To:** Tiffiny  
**Subject:** Re: hi

I authorize Scott Walz to act on behalf of KEMMS and myself, LCC application to Becker County Zoning.  
Betsy Ewen  
President KEMMS

On Aug 8, 2016, at 3:06 PM, Tiffiny <[frontdesk@meadowlandsurveying.com](mailto:frontdesk@meadowlandsurveying.com)> wrote:

Betsy,  
Please provide written authorization for Scott Walz to submit KEMMS, LLC application to Becker County Zoning. Thanks!

Sincerely,  
Tiffiny Walz

Meadowland Surveying, Inc.  
1118 Hwy 59 S  
Detroit Lakes, MN 56501  
218-847-4289  
[www.meadowlandsurveying.com](http://www.meadowlandsurveying.com)

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# CERTIFICATE OF SURVEY

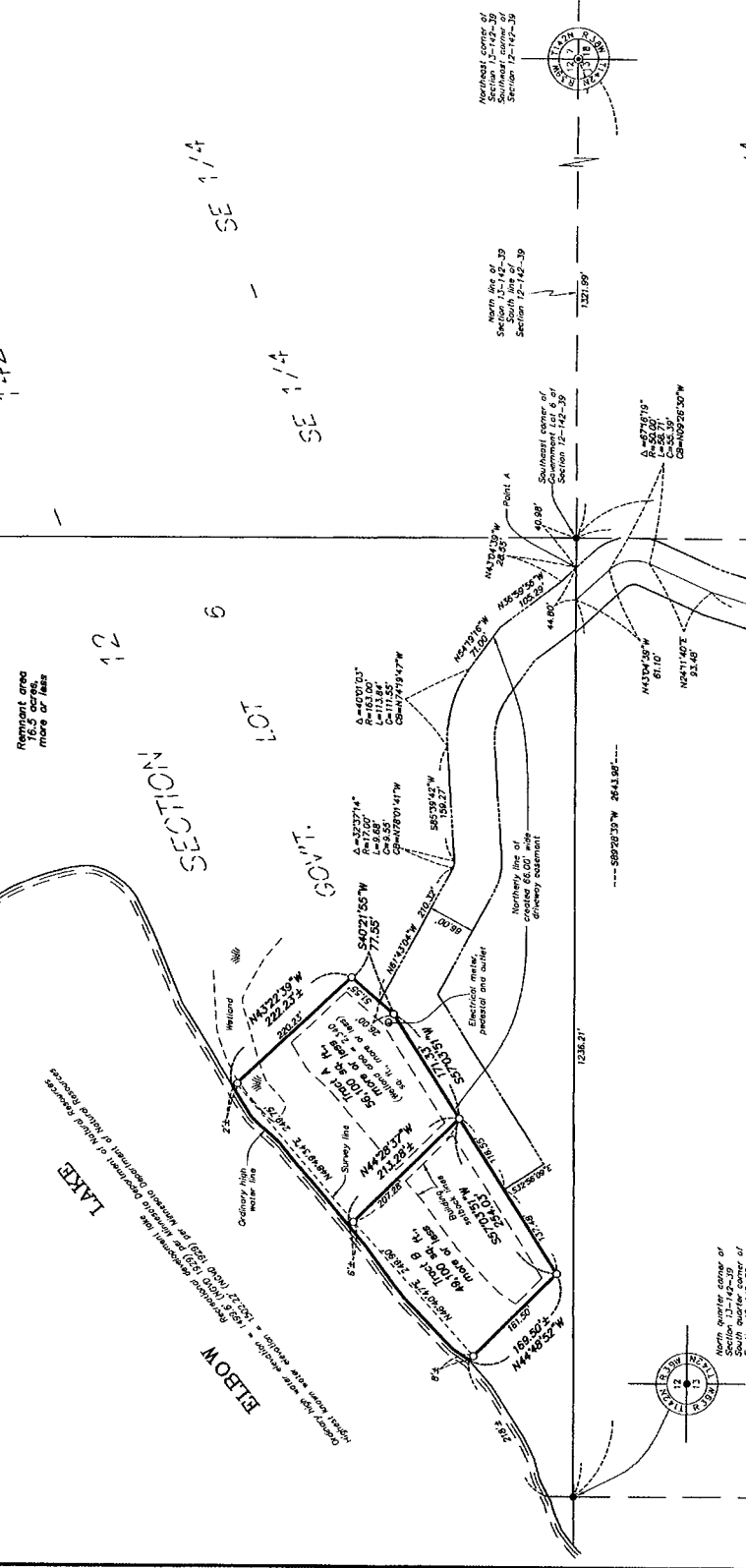
IN GOVERNMENT LOT 6 OF SECTION 12-142-39,  
IN THE NW1/4-NE 1/4 AND IN THE NE 1/4-NE 1/4 OF SECTION 13-142-39  
BECKER COUNTY, MINNESOTA

## BUILDING SETBACKS

Per current Becker County Zoning Ordinances, primary structure  
building setbacks for land zoned residential, shown, are as follows:  
Elbow (Recreational Development Lake) - 100'

Side yard - 10'

Front yard (side of access) - 20'







# COUNTY OF BECKER

## *Planning and Zoning*

915 Lake Ave, Detroit Lakes, MN 56501

Phone: 218-846-7314 ~ Fax: 218-846-7266

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### PLANNING COMMISSION NOTICE OF PUBLIC HEARING

**\*\*HEARING DATE AND LOCATION\*\***

September 13, 2016 @7:00 PM

**3<sup>rd</sup> Floor Jury Assembly Room New Addition-Becker County Courthouse**

Detroit Lakes, MN. 56502

**APPLICANT:**

Steven Bolton

34196 E. Boot Lake Road

Park Rapids, MN 56470

Project Location: 34196 E. Boot Lake Road

**APPLICATION AND DESCRIPTION OF PROJECT:**

Request a Certificate of survey for one new lakeshore tract (Tract 1) consisting of 1.9 acres with 1.4 acres useable lot area. The remainder lot Tract 2 will be 5.0 acres with useable of 4.2 acres. The request includes a zone change from Agricultural to Residential for both parcels.

LEGAL LAND DESCRIPTION: 270181002

Savannah Township

Boot Lake

GOVT LOT 10 LESS S1/2 & E 772' OF N1/2., Section 32, TWP 142, Range 36

**REFER TO BECKER COUNTY ZONING ORDINANCE**

**Replies/Comments:** Interested parties are invited to submit to the Becker County Department of Planning, Zoning, and Land Use, written facts, arguments or objectives before the scheduled date of the Hearing. These statements should bear upon the suitability of the location and the adequacy of the Project and should suggest any appropriate changes believed to be desirable. Replies may be addressed to:

**PLANNING AND ZONING DEPARTMENT**

915 Lake Avenue

Detroit Lakes, MN. 56501

**FAX Number: 218-846-7266**

**email: [zoning@co.becker.mn.us](mailto:zoning@co.becker.mn.us)**

If you have questions about the Project, feel free to call 218-846-7314.

**Jurisdiction:** This Project comes under the Regulatory Jurisdiction of the Becker County Zoning Laws.

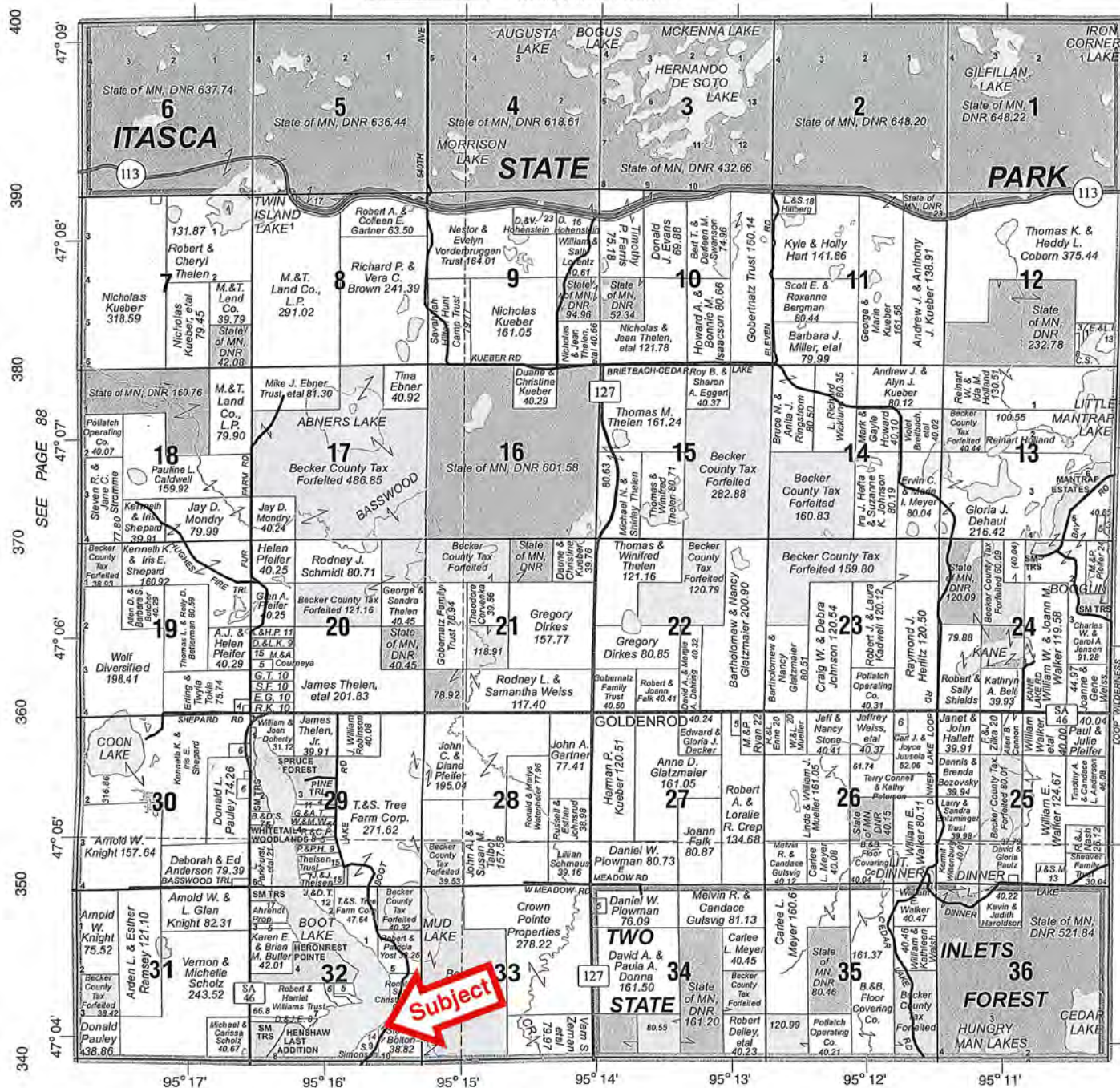
**Regulatory Authority:** This Application will be reviewed according to the provisions of the Becker County Zoning Ordinance.

The decision whether to issue a Permit will be based on an evaluation of the probable impact including cumulative impacts, of the proposed activity. That decision will reflect the concern for both protection and utilization of important resources. All factors which may be relevant to the proposal will be considered including the cumulative effects: Land Use, Shoreline Protection, Water Supply and Conservation, Safety, Economics, in General, the Needs and Welfare of the People.

**\*\* Weather conditions may change the Hearing date and time. If bad weather occurs, please listen to the local Detroit Lakes Radio Stations or contact the Zoning Office, by 4:30 pm, for possible rescheduling of the Hearing.**



T.142N.-R.36W.



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SEE PAGE 74

Becker County, MN

520

530

540

550

560

570

580





SUBDIVISION / ZONE CHANGE  
BECKER COUNTY  
PLANNING & ZONING

915 LAKE AVENUE, DETROIT LAKES, MN 56501  
PHONE (218) 846-7314 - FAX (218) 846-7266

PARCEL	
APP	ZONE / SURVEY
YEAR	
SCANNED	

Application for: X Zone Change X Certificate of Survey \_\_\_\_\_ Preliminary Plat  
(Complete Section 1) (Complete Section 2) (Complete Section 3)

Applicant's Name: Steven L. Bolton

Applicant's Address: 34196 E Boot Lake Rd  
Park Rapids, MN 56470

Telephone(s): 320-760-1668 - C Date of Application: 8/4/16  
218-732-0924 - H.

Signature of Applicant: [Signature]

Parcel ID Number: 270181002 Project Address: E Boot Lake Rd

Legal Description of Project:

SECTION 1

\*Zone Change For Existing Parcel Number Split of 270181002  
Current Zoning Ag. Requested Zoning Residential

SECTION 2

\*Certificate Of Survey: Number of Lots 1 Lot with remainder  
Shoreland (within 1000 ft of lake) X Nonshoreland \_\_\_\_\_  
Current Zoning of property \_\_\_\_\_  
Is a change of zone required? X yes \_\_\_\_\_ no \_\_\_\_\_  
If yes, change from \_\_\_\_\_ Zone to \_\_\_\_\_ Zone.  
Total acreage of parcel to be subdivided 6.9 Ac.  
\*\*Include a copy of the purchase agreement if applicant is not the owner of the property.

SECTION 3

\*For Preliminary Plat:  
Number of Lots \_\_\_\_\_  
Name of Subdivision \_\_\_\_\_  
Name of Proposed Roads \_\_\_\_\_  
Shoreland (within 1000 ft of lake) \_\_\_\_\_ Non-shoreland \_\_\_\_\_  
Current Zoning of property \_\_\_\_\_  
Is a change of zone required? \_\_\_\_\_ yes \_\_\_\_\_ no \_\_\_\_\_  
If yes, change from \_\_\_\_\_ Zone to \_\_\_\_\_ Zone.  
Total acreage of parcel to be subdivided \_\_\_\_\_  
\*\*Include a copy of the purchase agreement if applicant is not the property owner.

Date Received \_\_\_\_\_ Date Accepted 8/5/16 Authorized Signature [Signature]  
Application Fee \_\_\_\_\_ Notice Fee \_\_\_\_\_ Recording Fee \_\_\_\_\_  
Date Paid \_\_\_\_\_ Receipt Number \_\_\_\_\_







These data are provided on an "AS-IS" basis, without warranty of any type, expressed or implied, including but not limited to any warranty as to their performance, merchantability, or fitness for any particular purpose.

27.0181.002

1:1,728

Date

This map is not a substitute for accurate field surveys or for locating actual property lines and any adjacent features.



Tract 1

Tract 2

**EXCEPT**

**ALSO EXCEPTING**

Containing 5.0 acres, more or less.

TRACT 1

33847: 5q, Feet

1.4 Acres Less Road Right-of-Way

18449.5 Sq. Feet  
0.4 Acres Buildable Area

100

**TRACT 2**  
217966.9 Sq. Feet  
3.0 Acres Total Area

183274.6 Sq. Feet  
4.2 Acres Less Road Right-Of-Way

91076.8 Sq. Feet  
2.7 Acres Buildable Area



SCALE IN FEET

[illegible]